

# \$1,450,000 - 6, 7013 Old Trans Canada Highway, Rural Cypress County

MLS® #A2209504

**\$1,450,000**

0 Bedroom, 0.00 Bathroom,  
Land on 7.91 Acres

NONE, Rural Cypress County, Alberta

Available for sale or lease, this 7.91-acre industrial parcel in Cypress County presents a prime opportunity for warehousing, logistics, and industrial operations. Situated just minutes from Redcliff and Medicine Hat with direct exposure to the Trans-Canada Highway, the site is fully fenced, graded, leveled, and graveledâ€”offering a secure, construction-ready solution for immediate development. Zoned Industrial District (I), the property supports a wide range of permitted uses including trucking, warehousing, manufacturing, and equipment storage. With existing site improvements, ¼ ownership of an on-site pump house, and flexible purchase or build-to-suit lease options, this location offers exceptional value for users seeking scalable industrial infrastructure in a strategic Southern Alberta trade corridor.



## Essential Information

MLS® #	A2209504
Price	\$1,450,000
Bathrooms	0.00
Acres	7.91
Type	Land
Sub-Type	Industrial Land
Status	Active

## Community Information

Address	6, 7013 Old Trans Canada Highway
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T0J 2P0

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	12
Zoning	I, Industrial

### **Listing Details**

Listing Office	AVISON YOUNG
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.