

6, 7013 Old Trans Canada Highway  
Rural Cypress County, Alberta

MLS # A2209504



**\$1,450,000**

**Division:** NONE

**Lot Size:** 7.91 Acres

**Lot Feat:** -

**By Town:** Redcliff

**LLD:** 24-13-7-W4

**Zoning:** I, Industrial

**Water:** None

**Sewer:** -

**Utilities:** -

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 graveled; 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, 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.