

# \$797,000 - 211 Railway Avenue E, Cremona

MLS® #A2226531

**\$797,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.38 Acres

NONE, Cremona, Alberta

Prime Commercial Property â€“ Cremona,  
Alberta

6,000 SQ.FT Stand Alone Commercial  
Building: 8% + Cap Rate: 3 Properties: On  
1.38 Acres Fenced

This wellâ€™maintained 6,000â€™squareâ€™foot commercial building is situated on three separately titled commercial-zoned lots in the thriving rural community of Cremona, Alberta, and presents an exceptional opportunity. It offers a rare combination of space, functionality, and investment potential.

## Property Highlights:

With its flexible interior layout, this 6,000 sq ft commercial structure is a unique offering that can accommodate various business uses.

1,200 sq ft auxiliary building, ideal for storage, workshop, or additional operational support

Fully fenced yard offering enhanced security, accessibility, and utility

Previously operated as Cremonaâ€™s trusted hardware store, the property holds strong community recognition and goodwill.

## Strategic Location:

Conveniently located just 55 minutes from Calgary, 40 minutes from Airdrie, and 35 minutes from Cochrane, this property offers easy access to major trade routes and the



benefits of a supportive, small-town environment.

Central positioning provides easy access to major trade routes while benefiting from lower operating costs in a supportive, small-town environment.

Investment Appeal:  
This property is ideally suited for:

Owner-occupiers seeking an established location with room to grow

Expanding businesses looking to relocate or consolidate operations

Investors pursuing a high-demand asset with stable long-term potential

Standalone commercial properties of this scale and versatility are seldom available in Cremona. Whether your interest lies in retail, light industrial, professional or avocational services, or storage operations, this site offers the flexibility and visibility to support a variety of commercial enterprises.

Built in 1998

**Essential Information**

|            |            |
|------------|------------|
| MLS® #     | A2226531   |
| Price      | \$797,000  |
| Bathrooms  | 0.00       |
| Acres      | 1.38       |
| Year Built | 1998       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

**Community Information**

|         |                      |
|---------|----------------------|
| Address | 211 Railway Avenue E |
|---------|----------------------|

|             |                      |
|-------------|----------------------|
| Subdivision | NONE                 |
| City        | Cremona              |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 0B9              |

### Amenities

|           |                       |
|-----------|-----------------------|
| Utilities | Natural Gas Connected |
|-----------|-----------------------|

### Interior

|         |                     |
|---------|---------------------|
| Heating | Natural Gas, Boiler |
| Cooling | None                |

### Exterior

|            |       |
|------------|-------|
| Roof       | Metal |
| Foundation | Slab  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 77             |
| Zoning         | C1             |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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