

**31 and 31A Leavings Street E  
Granum, Alberta**

**MLS # A2206740**



**\$250,000**

**Division:** NONE

**Lot Size:** 25.00 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** Industrial

**Water:** -

**Sewer:** -

**Utilities:** -

This 25 acre parcel of Industrial zoned land is located at Granum Alberta just off Highway 2, 1 hour and 15 minutes south of Calgary. This property consists of two titles selling together as one. The largest parcel is 24.5 acres zoned Industrial and the smaller .56 acres is zoned Rural General. There is a chain link fence around about 1 acre of it and the rest is open. The plot was initially to be petroleum related business that did not materialize and was partially stripped is ready for development. It is under the jurisdiction of the MD of Willow Creek. With no development timeline this property could be an excellent investment holding or with .56 zoned rural general, a horse barn with 24 acres of pasture, Great possibilities! The MD can provide a list of approved uses and discretionary uses for interested parties and is actively encouraging development in the Granum area. This would be a super opportunity for a business whether it be development, manufacturing, etc. to move in to a very welcoming community and have plenty of room to operate with room for expansion.