

# \$349,000 - 31 And 31a Leavings Street E, Granum

MLS® #A2206740

**\$349,000**

0 Bedroom, 0.00 Bathroom,  
Land on 25.00 Acres

NONE, Granum, Alberta

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. 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.

## Essential Information

MLS® #	A2206740
Price	\$349,000
Bathrooms	0.00
Acres	25.00
Type	Land
Sub-Type	Commercial Land
Status	Active



## Community Information

Address	31 And 31a Leavings Street E
Subdivision	NONE
City	Granum
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1A0

## Additional Information

Date Listed	March 31st, 2025
Days on Market	11
Zoning	Industrial

## Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

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.