Highway 41 , Rural Cypress County, Alberta - $2,199,000

Main Photo

Property Description

Prime 79.82-Acre Commercial Opportunity with Rail and Highway Access

Unlock the full potential of this rare 79.82-acre commercial parcel located in a high-visibility, high-access corridor just minutes from both Dunmore and Medicine Hat. With direct access to Highway 41 and an impressive half-mile frontage on the Trans-Canada Highway (#1), this property offers unmatched exposure and transportation advantages for a wide range of commercial or industrial developments.

The property is adjacent to CP Rail's Trans Canada line and due east of CP's major Dunmore Rail Yard

Photos
Coming
Soon

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which provides the opportunity for rail spur access—ideal for logistics, manufacturing, warehousing, or agri-business operations that depend on efficient transportation links. Preliminary rail spur study has been completed.

Strategically situated in a growing commercial zone, this parcel is perfect for developers looking to establish their business and generate long-term revenue. Build your own commercial or industrial facility on a portion of the land, then subdivide and sell or lease the remainder for a strong return on investment.

This level, open land provides flexible development options, with plenty of room for large-scale infrastructure, multiple access points, and minimal site preparation. Commercial development opportunities include The proximity to major routes ensures excellent traffic flow and visibility—making it highly attractive to national brands, transport companies, or local entrepreneurs.

Whether you're expanding your current operation, building new, or looking to invest in Southern Alberta's growing commercial market, this property is a rare find.

Don't miss out on this exceptional opportunity to control a major corner of commerce in the Medicine Hat region. Secure your future here.

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