

# \$40,000 - 123 Argyle, Granum

---

MLS® #A2213971

**\$40,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.66 Acres

NONE, Granum, Alberta

Tremendous new opportunity for light industrial development in the growing hamlet of granum just off Highway 2. Only 80 minutes south of Calgary ,these lots will be ideal for a number of small business ventures from trucking , mechanical , service industry, to retail or manufacturing. There is a host of allowed and discretionary uses that the MD of Willow Creek not only allows but actively encourages. There are all services to property edge and you only have to pay for the hookup. There is a generous 2 year building timeline where construction must begin and there are currently 6 lots to choose from 3 industrial and 3 light industrial.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2213971        |
| Price     | \$40,000        |
| Bathrooms | 0.00            |
| Acres     | 0.66            |
| Type      | Land            |
| Sub-Type  | Industrial Land |
| Status    | Active          |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 123 Argyle                   |
| Subdivision | NONE                         |
| City        | Granum                       |
| County      | Willow Creek No. 26, M.D. of |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T0L1A0  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | April 23rd, 2025    |
| Days on Market | 58                  |
| Zoning         | I2 Light Industrial |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.