

LAND AND PROPERTY INVENTORY



www.crossfieldalberta.com

Find out more! Ken Bosman at kenb@crossfieldalberta.com or Norma Lang at norma@crossfieldalberta.com

Welcome.

Crossfield is a small town in the Calgary Metropolitan Region with vibrant heritage, a strong industrial base and outstanding transportation infrastructure. Crossfield is poised for growth, 30 minutes north of Calgary along Highway 2a and the Canadian Pacific Railway, and within sight of the CANAMEX/North-South Trade Corridor, on Highway 2.

Industry in Crossfield enjoys access to international markets, a metropolitan workforce, land at an affordable price and a business tax-free municipal environment, while new residents find work opportunities and housing options in a community that offers a full range of amenities in a small town atmosphere.

Within 30 minutes to 1.5 million people, shovel-ready land, no business tax, one of the lowest utility rates around and access to unbeatable transportation options, Crossfield is the place to start a business.

The town of Crossfield is in close proximity to both Calgary and Airdrie, providing easy access to all the big city amenities while maintaining quiet country living at its best.

Crossfield is eager to do business and has a proven record of sustained expansion. Whatever your industry, it is an excellent place to set up operations.

For more information on Economic Development, please contact
Norma Lang at (403) 946-5565

COUNCIL & STAFF

Mayor Jo Tennant
Councillor Devon Helfrich
Councillor Beth Gabriel
Councillor Liz Grace
Councillor Glenn Price

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Information in this document is subject to change without notice. Although all data are believed to be the most accurate and up-to-date, the reader is advised to verify all data before making any decisions based upon the information contained in this document.

Please note, every effort has been made to use the most current data available. There are three main sources of information for this document:

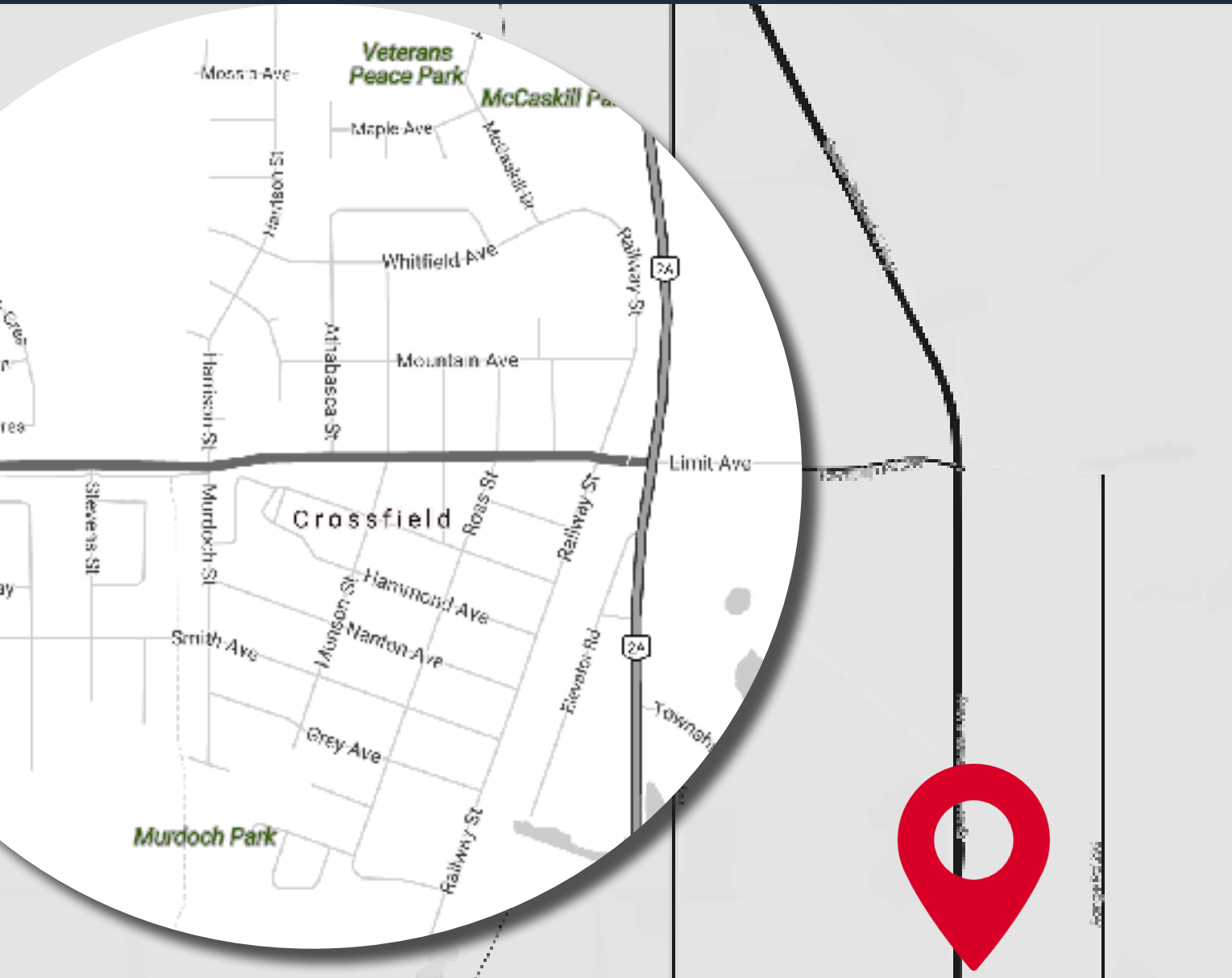
- The 2016 Census from Statistics Canada;
- The 2016, 2017 and 2018 Crossfield municipal census;
- Crossfield Official Document review

The most recent Federal Census was conducted in May 2016.

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LOCATION LOCATION LOCATION

Top-notch transportation access

Crossfield offers a strategic location on the doorstep of Highway 2 – one of Canada’s busiest travel corridors and part of the CANAMEX trade corridor, North America’s high priority corridor under the national highway systems designation act. The corridor links Alaska through Canada to Mexico, improving the north/south flow of goods. Crossfield is in the Calgary region and a 25 minute drive from the Calgary International airport. For market-seeking industries, Crossfield offers an unbeatable Calgary area location from which to move products around the province via highway, rail or air.

Calgary	50 km	30 min.
Edmonton	251 km	2hr 25 min.
Vancouver	1013 km	10hr 22 min.
US Border	361 km	3 hr. 35 min.
Seattle	1123 km	11 hr 35 min.
Los Angeles	2557 km	23 hr 13 min.
Regina	761 km	7 hr 29 min.
Winnipeg	1332 km	13 hr 9 min.
Toronto	3459 km	33 hr
Ottawa	3377 km	35 hr
New York	3876 km	37 hr



Air - 2 minutes from the Calgary International Airport.



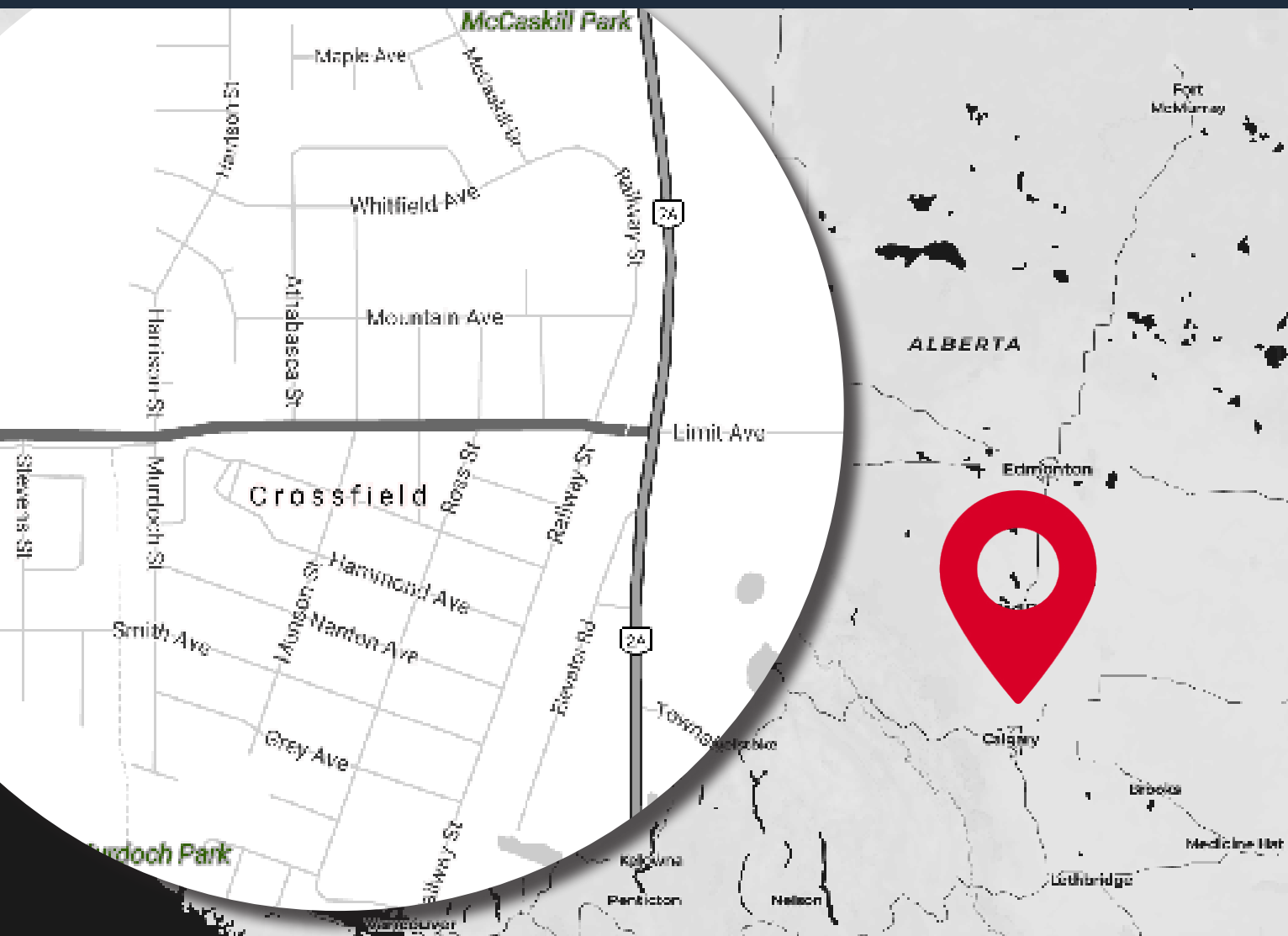
Rail - 32 minutes to the CN logistics park at Conrich, 35 minutes to the CP Distribution centre. Crossfield is on the CP rail main line and has two rail spurs in an already thriving, large industrial park.



Hwy - Crossfield is on the west side of the Highway 2 corridor, 28 minutes to Highway 1.



Seaport - ½ day to port.



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TAXES and UTILITIES

2019 TAX MILL RATES

Residential	8.2041
Vacant - residential	8.4578
Non-residential	10.727
Machine and Equipment	10.727
Farmlands	8.4578

\$5.10/m³
bulk water rates

2019 UTILITY RATES

Utility Type	Recycle Depot	Curb Recycle	Garbage Pickup	Water 22.7m ³	70% water used	water overage /m ³
Residential	included	19.25	29.00	43.50	30.45	3.25
Commercial	10.35	n/a	29.00	43.50	30.45	3.25
Industrial	10.35	n/a	29.00	52.50	47.25	3.60

\$599.6m
PROPERTY ASSESSMENTS

6.81
2018 Mill Rate

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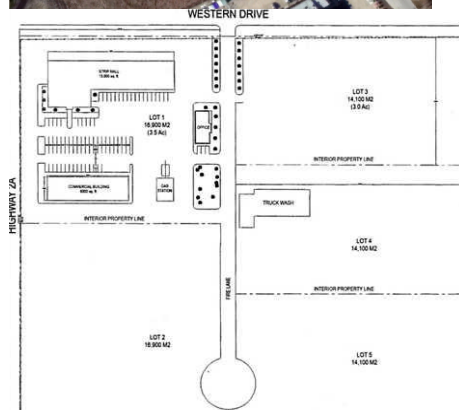
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INDUSTRIAL LAND

1. 701 WESTERN DR

Serviced	Acres	Notes
No	20.1	

Here is a huge opportunity adjacent to Highway 2A, at the main entrance into the Black Bull industrial area. Partial site development with five lots designed, the town is prepared to share the cost of servicing. Possible opportunities include an RV, truck or equipment storage.



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INDUSTRIAL LAND

2. 37 MCCOOL CRES

Serviced	Acres	Notes
Yes	3	<p>This fenced in, 3-acre property is the perfect size to set up an office trailer or to store equipment and materials.</p> <p>The property is 20 minutes north of Calgary on Highway 2, just off Hwy 2A. There is easy access in and out of Crossfield.</p>



INDUSTRIAL LAND

3. 1030 WESTERN DRIVE

Serviced	Acres	Building (ft. ²)	Notes
Yes	40.8	39,950	



Amazing opportunity – A standalone manufacturing facility. Over twenty acres of useable developed land with an additional twenty acres yet to be developed. Clearspan warehouse with T-5 lighting throughout. There is direct CP rail spur access onsite. Excellent access to nearby highways and road networks. Trench drainage throughout.

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INDUSTRIAL LAND

4. 602 MCCOOL ST

Serviced	Acres	Building (ft. ²)	Notes
Yes	2.4	11,900	



Here is a must see property featuring an 11,900 ft.² building, with 10,400 ft.² shop. There are four 20 x 80 ft. bays and one 50 x 80ft bay. all metal clad. All interior shop walls are metal clad. The building has in-floor heating and a 400-amp electrical service.

INDUSTRIAL LAND

5.1017 LAUT AVE

Serviced	Acres	Building (ft. ²)	Notes
YES	1.5	4,165	



This industrial land is spread over 1.5 acres (with two titles), is gravelled, fenced and is complete with an automatic gate. The building offers a showroom, retail space and shop area with 4,165 ft² of space overall with one three-piece bathroom and one half bathroom. There are three overhead doors (14 ft x 16 ft | 9 ft x 8 ft | 12 ft x 14 ft) with the office mezzanine measuring 10 x 16 ft.

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INDUSTRIAL LAND

6. 605A MCCOOL

Serviced	Acres	Building (ft. ²)	Notes
YES	3.6	26,400	

This standalone building sits on three acres. Located on the southernmost edge of town just west of Highway 2A, this facility has it all; excellent exposure, great access, high-end office space, lots of power and an abundance of yard storage. The fenced yard has been heavily compacted providing secure storage and the shop has been well maintained which provides drive through capabilities for a wide range of uses.



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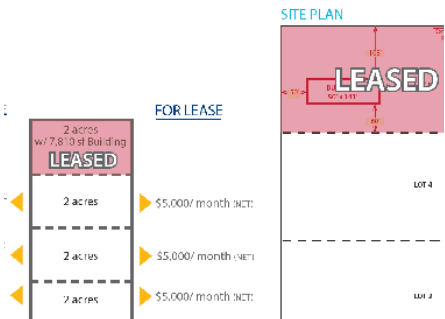
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INDUSTRIAL LAND

7. 705-717 MCCOOL ST

Serviced	Acres	Notes
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YES	6	This property presents a unique opportunity to immediately acquire, rent, or rent to own on up to six acres. The property is subdivided into three smaller 2-acre lots that can be individually fenced. The property offers companies a flexible, low cost solution for their operational needs.
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INDUSTRIAL LAND

8. 904 MUNSON STREET

Serviced	Acres	Notes
Yes	1.98	Amazing opportunity in Crossfield. Perfect development lot in the middle of town. There are 1.98 acres zoned R-4, which is residential apartment district. There is a great view of the mountains. The property borders Murdoch Park.



INDUSTRIAL LAND

9. 1031 WESTERN DRIVE

Serviced	Acres	Notes
YES	7.5	Raw Industrial Land Zoned I -3, 20 minute drive from Calgary. No business tax in Crossfield. Utilities are available along Western Drive. Price is per acre .



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INDUSTRIAL LAND

10. 900 ROSS STREET

Serviced	Land (M ²)	Building	Notes
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YES 36421.43



Built in 1997, this 56-unit mobile home park, is well managed and has been 100 per cent occupied for the last 10 years. Feb.1 pad rental fee will be 540.00/month, which would include water and sewer plus garbage pick-up. This investment is very low risk and has good opportunity for long-term growth.

COMMERCIAL LAND

11. 17 LAUT CRESCENT

Serviced	Acres	Notes
YES	.40	Great location 20 min north of Calgary. Property is fenced.



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INDUSTRIAL LAND

12. 1220 RAILWAY STREET

Serviced	Space (ft ²)	Notes
YES	2746	



This historical building on the main street of Crossfield previously housed the CIBC Bank for many years. It is now available and has possibilities galore. A perfect location for one or multiple businesses. Behind the building is a grassed area and parking for six.

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FEATURE OPPORTUNITY

13. NW 1/4 SEC. 24-28-1 W5M AND SW 1/4 SEC. 25-28-1 W5M



TOTAL SIZE: Flexibility on lot sizes ranging from 1 – 100+ Acres

ZONING: Commercial, Light Industrial (LI), Medium Industrial (MI), Heavy Industrial (HI)

PURCHASE PRICE: \$450,000/Acre

NEIGHBOURHOOD: The Black Bull Industrial Park is located just west of Highway 2

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FEATURE OPPORTUNITY

Black Bull Industrial Park is primarily developed with industrial use in mind. It a full range of zoning – from light industrial along Highway 2A, to medium industrial along Township Road 284A, to heavy industrial to the east and south.

The Black Bull lands will provide abundant opportunity for new and existing businesses in the area to take advantage of integrated and concentrated infrastructure and utilize the strong transportation routes to the town, region and province.

While supporting industrial growth, the accessibility of this site provides a diverse range of commercial opportunities for residents, employees and visitors. Commercial uses ideally would include restaurants, large and small retail shops and vehicle sales and service or rental.

The objective is the creation of a diverse industrial park within the area to serve the market demand, generate employment and encourage economic growth for the Town and surrounding area.



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FEATURE OPPORTUNITY

14.

TOTAL SIZE: 80 Acres located in the town of Crossfield.

Area Structure Plan approved for residential.

Crossfield is a vibrant town located 18 kilometres north of Calgary. There is some servicing capacity at the south portion of the lands. The Town is receptive to development. Amenities include schools, arena, golf course, curling rink, sport fields, shopping, etc. – activities for young and old. Take advantage of no traffic congestion and small town living close to Calgary.

PURCHASE PRICE: \$4.8 million

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