

# \$2,199,000 - Highway 41, Rural Cypress County

---

MLS® #A2236172

**\$2,199,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 79.82 Acres

NONE, Rural Cypress County, Alberta

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 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 visibilityâ€™making it  
highly attractive to national brands, transport  
companies, or local entrepreneurs.

Whether youâ€™re expanding your current  
operation, building new, or looking to invest in  
Southern Albertaâ€™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.

**Essential Information**

MLS® #	A2236172
Price	\$2,199,000
Bathrooms	0.00
Acres	79.82
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

**Community Information**

Address	Highway 41
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1B0K3

**Interior**

Appliances	None
------------	------

**Additional Information**

Date Listed	July 1st, 2025
-------------	----------------

Days on Market	54
Zoning	A1 - IDP, Agricultural Di

## **Listing Details**

Listing Office	SOURCE 1 REALTY CORP.
----------------	-----------------------

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.