

## \$3,300,000 - 701 Main St, Ardrossan

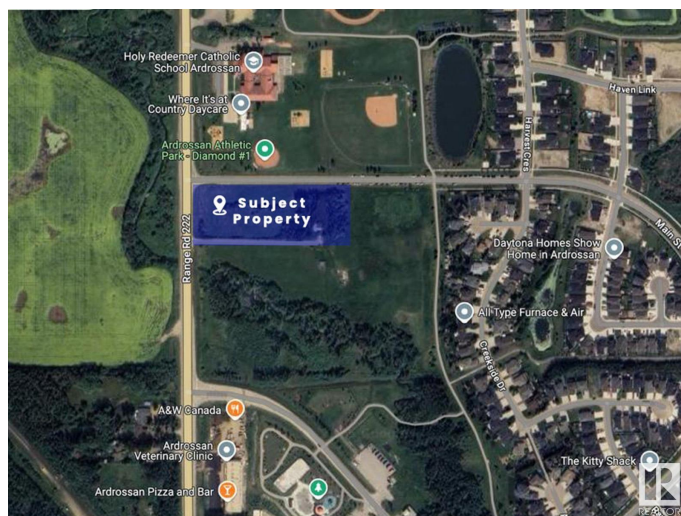
MLS® #E4420583

**\$3,300,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Ardrossan, Ardrossan, AB

Seize this one-of-a-kind Investment opportunity in the rapidly growing City of Ardrossan. This exceptional Commercial Land spans nearly 3 acres and boasts a highly desirable location at the intersection of Range Road 222 and Main Street. Strategically situated within walking distance of three schools and the Ardrossan Recreation Complex, this property offers unparalleled potential for investors and developers. Its prime positioning ensures maximum visibility and accessibility, making it ideal for a variety of commercial or mixed-use developments. Don't miss out on this unique opportunity to be part of Ardrossan's promising future.



### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4420583        |
| Price     | \$3,300,000     |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Land Commercial |
| Status    | Active          |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 701 Main St |
| Area        | Ardrossan   |
| Subdivision | Ardrossan   |

|             |           |
|-------------|-----------|
| City        | Ardrossan |
| County      | ALBERTA   |
| Province    | AB        |
| Postal Code | T8E 2A2   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2025 |
| Days on Market | 72                 |
| Zoning         | Zone 80            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 5:17pm MDT