

# \$995,000 - 23601 Passburg Close, Bellevue

MLS® #A2222564

**\$995,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Bellevue, Alberta

Here is a unique property and opportunity in Passburg, Crowsnest Pass. Located along Hwy 3 along the East entrance into the beautiful Crowsnest Pass corridor, this large 4840sqft solid ICF constructed building (with additional second storey square feet) is zoned C-2 -Drive in Commercial, and is ready to go for your business and home location. A 1500sqft shop, 1650sqft insulated quonset, 2277sqft office rooms/space, 2200sqft living quarters plus an apartment unit provide ample space and opportunity for your commercial business venture. Take advantage of the great highway exposure and all of the features/extras that this property has to offer.

Built in 2004

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2222564   |
| Price      | \$995,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2004       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 23601 Passburg Close |
| Subdivision | NONE                 |



|             |                |
|-------------|----------------|
| City        | Bellevue       |
| County      | Crowsnest Pass |
| Province    | Alberta        |
| Postal Code | T0K1C0         |

### Interior

|         |          |
|---------|----------|
| Heating | Electric |
|---------|----------|

### Exterior

|              |                                              |
|--------------|----------------------------------------------|
| Roof         | Metal                                        |
| Construction | Wood Siding, ICFs (Insulated Concrete Forms) |
| Foundation   | Slab                                         |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 8              |
| Zoning         | C-2            |

### Listing Details

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|----------------------------------------|

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