

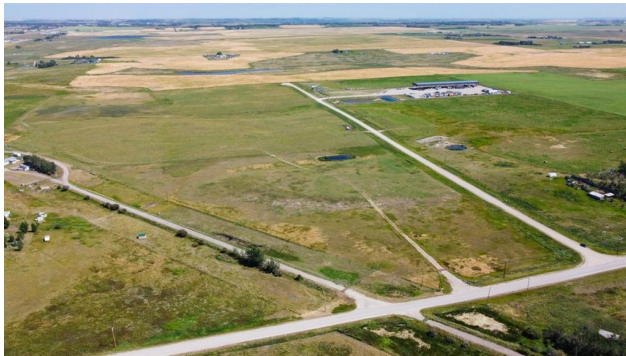


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**TWP 241 RANGE ROAD 261 , Rural Wheatland County T0J 1X0**

MLS® #: **A1251860** Area: **NONE** Listing Date: **08/15/22** List Price: **\$4,699,900**  
Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**  
Sub Type: **Industrial Land**  
City/Town: **Rural Wheatland County**  
Year Built: **0**  
Lot Information  
Lot Sz Ar: **2,922,440 sqft**  
Lot Shape:  
Access: **Accessible to Major Traffic Route, Direct Access**  
Lot Feat: **Corner Lot, Wetlands**  
Park Feat:

Finished Floor Area

Abv Sqft: **0**  
Low Sqft:  
Ttl Sqft:

DOM

**628**  
Layout  
Beds: **0**  
Baths: **0.0 (0 0)**  
Style:

Parking

Ttl Park: **0**  
Garage Sz:

Utilities and Features

Roof:  
Heating:  
Sewer:  
Ext Feat:  
Kitchen Appl:  
Int Feat:  
Utilities:

Construction:  
Flooring:  
Water Source:  
Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple**  
Legal Desc: **411592**

Zoning: **1**

Remarks

Pub Rmks: **Located 1.7Km South of Highway #1 5 mins from the De Havilland Manufacturing Facility 25Mins East of Calgary, 5 Mins West of Strathmore +/- 67 Acres of Industrial Zoned Land Fully Fenced yard Site Services to the property Line Phase 1 Ground Water Report Available**

Inclusions: **land, as is where is**  
Property Listed By: **RE/MAX KEY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

