



THE
A-TEAM

**RE/MAX
FIRST**

26 DURUM Drive, Rural Wheatland County T0J 1X0

MLS®#: **A2070664** Area: **NONE** Listing Date: **08/04/23** List Price: **\$1,050,000**
 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: **130,680 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM
289
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Access: **Accessible to Major Traffic Route,Direct Access,Paved Road,Public**
 Lot Feat: **Cleared,Level,Rectangular Lot**
 Park Feat:

Utilities and Features

Roof:
 Heating:
 Sewer: **Septic Needed**
 Ext Feat:
 Kitchen Appl:
 Int Feat:
 Utilities: **Electricity at Lot Line,Fiber Optics Available,Natural Gas at Lot Line,See Remarks,Water Available**

Construction:
 Flooring:
 Water Source:
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **I-G**
 Legal Desc: **1711430**

Remarks

Pub Rmks: **This PRIME 3 acre industrial lot with VISIBILITY AND ACCESS ON PAVEMENT from Highway 1 and located in an area poised for extensive growth. Have you seen the news on the De Havilland Field as it will be located directly south? De Havilland Field will be the home of assembly and production of reliable and rugged Canadian**

aircraft that serve missions around the world with 1500 employees. TRUCK STOP IS NOW OPEN with Esso gas station, Burger King and KFC .You will not find better value in an excellent location. Origin Business Park is a growing industrial area and taxes are a fraction of the price of properties near or within the City of Calgary. Only 13-minute drive from the intersection of Highway 1 and Stoney Trail, as well as close to Chestermere, Strathmore, Balzac and Langdon.

Inclusions:
Property Listed By:

N/A
ROYAL LEPAGE BENCHMARK

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



