



THE
A-TEAM

**RE/MAX
FIRST**

38 DURUM Drive, Rural Wheatland County T0J 1X0

MLS® #: **A2070675**

Area: **NONE**

Listing Date: **08/02/23**

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**

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

Year Built:

0

Lot Information

Lot Sz Ar:

130,680 sqft

Lot Shape:

DOM

292

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:

Construction:

Heating:

Flooring:

Sewer:

Water Source:

Ext Feat:

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Electricity at Lot Line,Natural Gas at Lot Line,Phone At Lot Line

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



