



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**RGE Road 261 HIGHWAY 1 , Strathmore T1P 0H9**

MLS® #: **A2091039**

Area: **NONE**

Listing Date: **11/06/23**

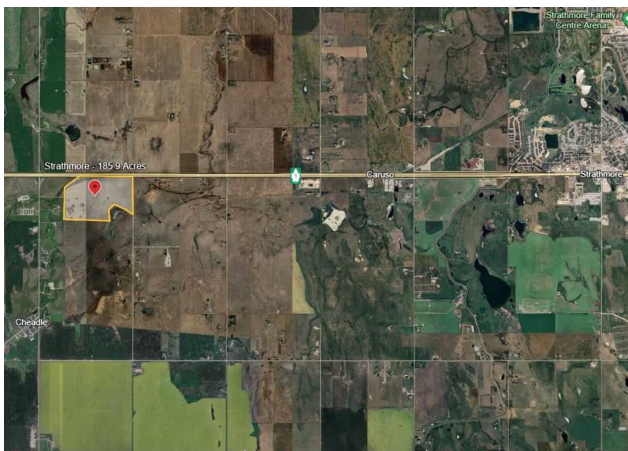
List Price: **\$8,300,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Commercial Land**

City/Town:

**Strathmore**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**8,097,804 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**411**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Construction:

Heating:

Flooring:

Sewer:

Water Source:

Ext Feat:

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Zoning:

**A-GEN**

Legal Desc:

**10401**

Remarks

Pub Rmks:

**Investor and developer Alert! Prime 186 acres of industrial development land in Wheatland County neighboring De Havilland Field, just off the TransCanada Highway and bordered by the Range Road 261. Land currently within Ansar Industrial ASP. Lots of potential for various development such as industrial and highway**

Inclusions:

**commercial. Only 40 minutes to Calgary. Low property tax compared to Chestermere and Calgary. The potential and opportunities are endless.**

Property Listed By:

**N/A**

**RE/MAX COMPLETE REALTY**

---

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