



THE A-TEAM

RE/MAX FIRST

242036 RANGE ROAD 261 , Rural Wheatland County T0J 1Y0

MLS® #: A2091970 Area: NONE Listing Date: 12/01/23 List Price: \$2,700,000
Status: Active County: Wheatland County Change: None Association: Fort McMurray



General Information

Prop Type: Land Industrial Land
Sub Type: Rural Wheatland County
City/Town: County

Year Built: 0
Lot Information
Lot Sz Ar: 6,615,021 sqft
Lot Shape:

Access: Accessible to Major Traffic Route
Lot Feat:
Park Feat:

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

DOM: 355
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:
Parking
Ttl Park: 0
Garage Sz:

Utilities and Features

Roof: Construction:
Heating: Flooring:
Sewer: Water Source:
Ext Feat: Fnd/Bsmt:
Kitchen Appl:
Int Feat:
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes sub-column for Legal/Tax/Financial.

Title: Fee Simple
Legal Desc:
Zoning: A-GEN

Remarks

Pub Rmks: 152± acres of prime development land with Highway exposure currently zoned as AG is located on TransCanda Highway and Range Rd 261. Very attractive option for industrial commercial and highway commercial land compared to land values in Calgary and Strathmore. Only 40 minutes to Calgary. Low property tax compared to Chestermere and Calgary. The land is close to the future home of the De Havilland Field in Wheatland County. The potential and opportunities are endless.
Inclusions: Fridge, Stove, Dishwasher

Property Listed By:

**RE/MAX COMPLETE REALTY**

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