



THE
A-TEAM

**RE/MAX
FIRST**

241083 RANGE RD 263 Range, Rural Wheatland County T0J 1Y0

MLS®#: **A2098981**

Area: **NONE**

Listing Date: **12/30/23**

List Price: **\$629,900**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Commercial Land

City/Town:

**Rural Wheatland
County**

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

Year Built:

0

Lot Information

Lot Sz Ar:

209,959 sqft

Lot Shape:

DOM

141

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style:

Parking

Ttl Park: **0**

Garage Sz:

Access:

Accessible to Major Traffic Route,Gravel Road

Lot Feat:

Cleared,No Neighbours Behind,Level

Park Feat:

Utilities and Features

Roof:

Construction:

Heating:

Flooring:

Sewer:

Water Source:

Ext Feat:

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Electricity Available,Natural Gas Available,Phone Available

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

I-G

Legal Desc:

1611511

Remarks

Pub Rmks:

EXCELLENT INVESTMENT ON THE LOWEST PRICE INDUSTRIAL LAND IN THIS AREA!! Prime location just east of the upcoming DE HAVILLAND FIELD and ORIGIN BUSINESS PARK. This 4.82 corner industrial acreage is located just off of Highway 1 and only minutes from Strathmore and Chestermere and Calgary. Zoned

Industrial General so perfect for a wide variety of industrial/commercial uses. This lot has the storm water pond already installed. Other lots available in this industrial park. The owner of this lot also has a Storage business for sale on 5.58 acres and another 4.82 I-G lot. See MLS listing A2098593 and A2098982 for details.

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

