



THE
A-TEAM

**RE/MAX
FIRST**

57 DURUM Drive, Rural Wheatland County T1P 0R7

MLS® #: **A2100696**

Area: **NONE**

Listing Date: **01/08/24**

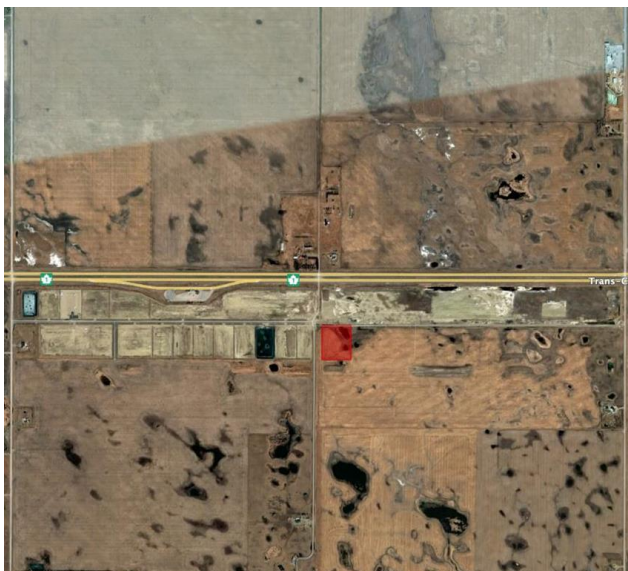
List Price: **\$2,267,100**

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:

DOM

330
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Year Built: **0**
Lot Information
Lot Sz Ar: **299,257 sqft**
Lot Shape:

Parking
Ttl Park: **0**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:
Kitchen Appl:
Int Feat:
Utilities:

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple**
Legal Desc:

Zoning: **IG Industrial General**

Remarks

Pub Rmks: **Consider the advantages of locating in Origin Business Park. Located within the West Highway 1 Area Structure Plan and less than 15 minutes east of Stoney Trail, these limited service industrial lots are a fraction of the cost of other similar lots east of Calgary, and have immediate access to the Trans Canada Highway. With lower property taxes in Wheatland County, the savings continue to add up.**

Inclusions: **N/A**

Property Listed By: **Terradigm Brokers**

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