



THE
A-TEAM

**RE/MAX
FIRST**

RANGE ROAD 270 , Rural Wheatland County T0J 0M0

MLS® #: **A2106601**

Area: **NONE**

Listing Date: **02/06/24**

List Price: **\$3,990,000**

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:

2,279,930 sqft

Lot Shape:

DOM

103

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style:

Parking

Ttl Park: **0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Level

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:

0911739

Zoning:

I-G

Remarks

Pub Rmks: **Located in the Goldfinch Area Structure Plan, industrial-zoned land. located in Wheatland County near Carseland. Paved access up to the final 0.7 km. Just north of the Nutrien Facility and other major industrial facilities in the immediate area such as Cargill, Co-op Fuels, Richardson -Pioneer, Stella-Jones Lumber. Major solar farm facility planned for just 3 miles east. Only 16 km. +/- from Langdon. Existing business may consider staying as a Tenant on approx. 10 acres of the site (subject to negotiations). Surrounded by a strong and growing agricultural sector (both irrigated and dryland). Significant growth in the Wheatland County industrial sector is anticipated. The current zoning is Industrial General. Equipment/structures on site not included at the listed price.**

Inclusions: **None**

Property Listed By:

Tyler Realty Corp. Ltd.

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

