



THE
A-TEAM

**RE/MAX
FIRST**

241002 RANGE ROAD 263 , Rural Wheatland County T0J1X1

MLS® #: **A2113513**

Area: **NONE**

Listing Date: **03/11/24**

List Price: **\$1,025,000**

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:

1,742,400 sqft

Lot Shape:

DOM

69

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

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

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Legal Desc:

Zoning:

410

Remarks

Pub Rmks:

10 acres of Industrial land located 800m south of the Trans-Canada Highway in Wheatland County. Land is directly adjacent to the De Havilland Field Cell 2 Development and has proximity to future CP and existing CN intermodals. Zoned I-G (Industrial General). Land is currently undergoing subdivision. Low property tax compared to Chestermere and Calgary. The subject property is located directly adjacent to the future home of the De Havilland Field in Wheatland County. The new aircraft manufacturing facility will consist of: a new, state-of-the-art aircraft assembly facility, runway, parts manufacturing and distribution centres and maintenance repair and overhaul centre. Additionally, the De Havilland Field will provide educational space for training the workforce as well as general office buildings and a De Havilland Canada aircraft museum. Don't miss out on the opportunity to own land in a future industrial hub. With the appropriate zoning in

place, the tax benefits of being in the county, and the expanding towns and City Calgary in proximity this area will inevitably have an impact on the aviation industry and more!

Inclusions:

NA

Property Listed By:

Charles

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

