



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**240074 RANGE ROAD B , Strathmore T0J 3G0**

MLS® #: **A2115274**

Area: **NONE**

Listing Date: **03/15/24**

List Price: **\$1,340,000**

Status: **Active**

County: **Wheatland County**

Change: **-\$260k, 06-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Commercial Land**

City/Town:

**Strathmore**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**6,969,600 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**65**

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

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

Zoning:

**1**

Remarks

Pub Rmks:

**Amazing opportunity near Eagle Lake. SE section of a parcel of Strathmore lands which are located in Wheatland County, approximately 6.0 km east of Strathmore and approximately 1.0 km south of Highway #1. The parcels are a mix of cultivated, depressional and grassland areas. NE parcel also listed separately, INVESTOR**

Inclusions:  
Property Listed By:

**POTENTIAL! Surface lease income generation. GST due diligence required.**  
**N/A**  
**Bode Platform Inc.**

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



















