



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2115274**      Area: **NONE**      Listing Date: **03/15/24**      List Price: **\$573,000**  
 Status: **Active**      County: **Wheatland County**      Change: **-\$327k, 21-Nov**      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

**263**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

Utilities and Features

Roof:      Construction:  
 Heating:      Flooring:  
 Sewer:      Water Source:  
 Ext Feat:      Fnd/Bsmt:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Room Information

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

Title:      Zoning:  
**Fee Simple**      **1**  
 Legal Desc:

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**





