



THE
A-TEAM

**RE/MAX
FIRST**

241063 263 RANGE Road, Rural Wheatland County T0J 1Y0

MLS®#: **A2129668**

Area: **NONE**

Listing Date: **05/07/24**

List Price: **\$899,900**

Status: **Pending**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Commercial Land

City/Town:

Rural Wheatland

Finished Floor Area

DOM

132

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Year Built:

0

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

Lot Information

Lot Sz Ar:

131,115 sqft

Lot Shape:

Parking

Ttl Park:

0

Garage Sz:

Access:

Accessible to Major Traffic Route,Gravel Road

Lot Feat:

Cleared,Cul-De-Sac,No Neighbours Behind

Park Feat:

Utilities and Features

Roof:

Construction:

Heating:

Flooring:

Sewer:

Water Source:

Ext Feat:

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Electricity at Lot Line,Natural Gas at Lot Line

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

I-G

Legal Desc:

1611511

Remarks

Pub Rmks:

3.01 acre industrial/commercial acreage lot located in Wheatland County. This FULLY FENCED lot is located just off Highway 1 and is close to Strathmore, Chestermere, Lyalta, Origin Business Park and is next door to the new De Havilland Field. This lot includes a 5400 SQ FT steel quonset (45'x120') and is zoned

industrial general. It has previously been used for a storage business and could be used for the same or converted to "permitted use or discretionary use" by Wheatland County. The off site levy, stormwater study and other County development requirements have been paid for by the current owner. There is also a 5.58 industrial lot with storage business and a 4.82 lor for sale on the same road. See MLS listing A2129667 and A2098981 for details.

Inclusions:

Property Listed By:

Steel Quonset

Royal LePage Benchmark

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