



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**RANGE ROAD 254 , Rural Wheatland County T1P 1J6**

MLS®#: **A2154459**      Area: **NONE**      Listing Date: **08/01/24**      List Price: **\$2,480,000**  
 Status: **Active**      County: **Wheatland County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Commercial Land**  
 City/Town: **Rural Wheatland County**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **5,375,304 sqft**  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area

Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**48**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

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>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
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Title:      Zoning:  
**Fee Simple**      **1**  
 Legal Desc:

Remarks

Pub Rmks: **Joint Venture Opportunity! 123.4 Prime Acres of Agriculture Zoned Land. County of Wheatland. Just 2 miles West of Strathmore. Strathmore Alberta is a East-Central Business and Residential Hub, located in the heart of the Calgary region. Businesses will thrive in a supportive local community, while residents and business owners enjoy the best of both worlds. - the charm of small-town living and access to urban market opportunities. Potential to REZONE. Future Agri-Business District. Light Industrial Park. Major Area Industries include: The Future Home of De Havilland Field airport just minutes east of this property. New Alberta**

**wallboard manufacturing plant under construction. According to USG Corporation the 220,000-square-foot plant, located on 214 acres three kilometres northwest of Carseland, Alta., was designed to be CGC's most...Wallboard manufacturing plant under construction in Wheatland County expected to create more than 100 jobs. Construction of \$210M facility. Phyto Organix to build \$225-million net-zero pea processing plant in Strathmore Home-grown Phyto Organix willing to take full advantage of an emerging market to put Alberta at the forefront.**

Inclusions:

Property Listed By:

**N/A**

**RE/MAX Landan Real Estate**

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