



THE A-TEAM

RE/MAX FIRST

46 DURUM Drive, Rural Wheatland County T0J1X0

MLS® #: A2155528 Area: NONE Listing Date: 08/06/24 List Price: \$1,185,000
Status: Active County: Wheatland County Change: None Association: Fort McMurray



General Information

Prop Type: Land Sub Type: Industrial Land City/Town: Rural Wheatland County Year Built: 0 Lot Information Lot Sz Ar: 130,680 sqft Lot Shape:

Access: Lot Feat: Park Feat:

Finished Floor Area Abv Sqft: 0 Low Sqft: Ttl Sqft:

DOM 43 Layout Beds: 0 Baths: 0.0 (0 0) Style: Parking Ttl Park: 0 Garage Sz:

Utilities and Features

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

Room Information

Table with 7 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple Legal Desc: 1711430 Zoning: I-G

Remarks

Pub Rmks: Seize this exceptional opportunity to secure a premium 3-acre industrial lot, perfectly positioned for maximum visibility and accessibility on pavement from Highway 1. Located in an area poised for significant growth, this property is a strategic investment in a rapidly expanding region. Adjacent to the upcoming De Havilland Field, the future hub for Canadian aircraft assembly and production, employing 1,500 people. Competitive taxes, significantly lower than properties within Calgary, enhance the financial appeal of this investment. Services are now located nearby and easily brought on site. Invest in Lot 17 Durum Drive today and

**position your business for success in one of the most promising industrial zones in Rural Wheatland County. Don't miss out on this unparalleled opportunity to capitalize on the region's growth and development**

Inclusions:

**N/A**

Property Listed By:

**Royal LePage METRO**

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