



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**240083C RANGE ROAD 270 , Rural Wheatland County T1P 0S2**

MLS® #: **A2169065**      Area: **NONE**      Listing Date: **09/24/24**      List Price: **\$4,500,000**  
 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: **1,306,800 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area

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

DOM

**70**  
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>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title:      Zoning:  
**Fee Simple**      **AG**  
 Legal Desc:      **0812173**

Remarks

Pub Rmks:      **Unlock the potential of this 30-acre parcel in Wheatland County, perfectly positioned for future growth. Currently zoned as agricultural, the property is located within the West Hwy 1 Area Structure Plan, making it an exciting investment for future development. Adjacent to the recently announced De Havilland airfield and neighbouring the burgeoning Origin Business Park, this location is poised to become a hotspot for commercial and industrial activity. The property includes two on-site houses, one spanning 3,844 square feet and the other 1,527 square feet, offering ample living space or potential for office use. This is a prime opportunity to invest in an area set for major transformation!**

Inclusions:      **None**

Property Listed By:

**Terradigm Brokers**

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

