RANGE ROAD 270 , Rural Wheatland County T0J 0M0

MLS®#:	**A2172804**	Area:	**NONE**	Listing Date:	**10/13/24**	List Price:	**$3,490,000**
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: **2,279,930 sqft**
Lot Shape:

Access:
Lot Feat: **Rectangular Lot**
Park Feat:

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

DOM
101
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

Room	Level	Dimensions	Room	Level	Dimensions

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc:

Zoning: **I-G**

Remarks

Pub Rmks: **NEW $210 MILLION CGC drywall plant (in excess of 100 new permanent full time manufacturing jobs) is now under construction just 5 km. to the east of the subject lands!! Located in the Goldfinch Area Structure Plan, industrial-zoned land. The property is situated in a growing industrial zone in Wheatland County near Carseland. Paved access up to the final 0.7 km. Just north of the Nutrien Facility and other major industrial facilities in the immediate area such as Cargill, Co-op Fuels, Richardson -Pioneer, Stella-Jones Lumber. Major solar farm facility planned for just 3 miles east. Only 16 km. +-/ from Langdon. Existing business may consider staying as a Tenant on approx. 10 acres of the site (subject to negotiations). Surrounded by a strong and growing agricultural sector (both irrigated and dryland). Significant additional growth in the Wheatland County industrial sector is anticipated. The current zoning is Industrial General. Equipment/structures on**

Inclusions: **site not included at the listed price.**
NONE
Property Listed By: **Tyler Realty Corp. Ltd.**

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