



THE A-TEAM

RE/MAX FIRST

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 Industrial Land
Sub Type: Rural Wheatland County
City/Town:
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

40
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

Table with 5 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

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:  
Property Listed By:

**site not included at the listed price.**  
**NONE**  
**Tyler Realty Corp. Ltd.**

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

