



100 WILDFLOWER Road, Strathmore T1P 1M9

MLS® #: **A2175622** Area: **NONE** Listing **10/25/24** List Price: **\$2,500,000**
 Status: **Pending** County: **Wheatland County** Date: Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Strathmore**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **1,742,400 sqft**
 Lot Shape:

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

DOM
120
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking
 Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

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>
			Legal/Tax/Financial		

Title: Zoning:
Fee Simple **GA**
 Legal Desc: **8011490**

Remarks

Pub Rmks: **This 40-acre parcel has excellent long term redevelopment potential, with excellent exposure to HWY 1. The land necessitates an Area Structure Plan (ASP). Per the Municipal Development Plan this area is designated commercial along the south side facing Hwy 1 with access from servise road (Westridge Road) with residential development on the north side. This site would make a great future truck stop, gas bar, hotel/motel and or car dealership site. Please note this is being sold as Agricultural land. No warranty or representations are being made for any residential or outbuildings on this parcel. Please note 6.1 (B) deleted as structures are as**

is where is. De Havilland Airlines has acquired 600 acres between Chestermere and Strathmore with its first buildings expected operational in 2025. When fully built out will employ approximately 6000 people which will benefit both Strathmore and Chestermere.

Inclusions:

None

Property Listed By:

RE/MAX Realty Professionals

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