



THE A-TEAM

RE/MAX FIRST

100 WILDFLOWER Road, Strathmore T1P 1M9

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



General Information

Prop Type: Land Residential Land
Sub Type: Strathmore
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
89
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:
Parking
Ttl Park: 0
Garage Sz:

Access:
Lot Feat:
Park Feat:

Utilities and Features

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

Room Information

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

Title: Fee Simple
Legal Desc: 8011490
Zoning: GA

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:

Property Listed By:

None

RE/MAX Realty Professionals

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