



GRASSROOTS
REALTY GROUP

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12 DURUM Drive
Rural Wheatland County, Alberta

MLS # A2220625



\$1,347,250

Division: NONE

Lot Size: 3.17 Acres

Lot Feat: Cleared, Level, Rectangular Lot

By Town: Strathmore

LLD: 7-24-26-W4

Zoning: 410

Water: None

Sewer: -

Utilities: Electricity at Lot Line, Natural Gas at Lot Line, Phone At Lot Line

This prime 3.17 acre industrial lot with VISIBILITY AND ACCESS ON PAVEMENT from Highway 1 sits just north of the new De Havilland Field. Fenced and asphalt already done. Origin Business Park is a newer industrial area and the land opportunities are endless with land and taxes that are a fraction of the price of properties near or within the City of Calgary. A mere 13-minute drive from the intersection of Highway 1 and Stoney Trail, as well as close to Chestermere, Strathmore, Balzac and Langdon. This park is also part of Wheatland County's West Highway 1 Area Structure Plan.