



**GRASSROOTS**  
REALTY GROUP

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**Trans Canada Highway #1 Range Road 255  
Strathmore, Alberta**

**MLS # A2233749**



**\$1,260,000**

**Division:** NONE

**Lot Size:** 23.48 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 7-24-25-W4

**Zoning:** 410

**Water:** -

**Sewer:** -

**Utilities:** -

Prime Industrial Land. #1 Highway Exposure. Located Just 3 miles West of Strathmore, South Side of the Highway. Strathmore Alberta is a East-Central Business and Residential Hub, located in the heart of the Calgary region. Businesses will thrive in a supportive local community, while residents and business owners enjoy the best of both worlds. - the charm of small-town living and access to urban market opportunities. Potential to Subdivide. Industrial Park. Future District. Unlimited Potential. Light Industrial Park. Major Area Industries include: The Future Home of De Havilland Field airport just minutes east of this property. New Alberta wallboard manufacturing plant under construction. According to USG Corporation the 220,000-square-foot plant, located on 214 acres three kilometers northwest of Carseland, Alta., was designed to be CGC's most...Wallboard manufacturing plant under construction in Wheatland County expected to create more than 100 jobs. Construction of \$210M facility. Phyto Organix to build \$225-million net-zero pea processing plant in Strathmore Home-grown Phyto Organix willing to take full advantage of an emerging market to put Alberta at the forefront. Great investment or development lands. 23.48 acres zoned Industrial general, currently used as cropland. Property is part of the West Highway 1 Structure Area. Bring your Business Here