



**GRASSROOTS**  
REALTY GROUP

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**12 DURUM Drive**  
**Rural Wheatland County, Alberta**

**MLS # A2253225**



**\$1,324,900**

Division:	NONE
Lot Size:	3.17 Acres
Lot Feat:	-
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

Prime 3.17 Acre Industrial Lot &ndash; Highway 1 Frontage | Origin Business Park Exceptional opportunity to own a high-visibility 3.17-acre industrial lot with direct access and pavement frontage on Highway 1, just north of the new De Havilland Field. This fully fenced and asphalted property is development-ready and ideally located in Origin Business Park, one of the newest and most promising industrial areas in Wheatland County. Enjoy significant cost advantages, with land prices and taxes a fraction of what you'd pay in or near Calgary&mdash;yet still benefit from outstanding regional connectivity. This location is just a 13-minute drive from the intersection of Highway 1 and Stoney Trail, and conveniently close to Chestermere, Strathmore, Balzac, and Langdon. Situated within the West Highway 1 Area Structure Plan, this parcel offers long-term value and flexibility for a range of industrial uses. Whether you're looking to expand, invest, or build-to-suit, this lot provides the space, access, and affordability that industrial users demand.