



**GRASSROOTS**  
REALTY GROUP

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**Range Road 260 Highway #1  
Rural Wheatland County, Alberta**

**MLS # A2271779**



**\$2,500,000**

**Division:** NONE

**Lot Size:** 54.49 Acres

**Lot Feat:** -

**By Town:** Strathmore

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

**Zoning:** AG

**Water:** None

**Sewer:** -

**Utilities:** -

INDUSTRIAL OPPORTUNITY on this AG zoned property. 54.49 flat land located in Wheatland County with DIRECT ACCESS TO HIGHWAY #1 with a short drive to Calgary and all main transportation corridors. Situated on the South side of Highway #1, within the West Highway ASP and directly East of the De Havilland Field Area and the Origin Business Park - an amazing opportunity to develop now or to hold as an investment. Wheatland County is growing at a rapid pace because of it's affordability for entrepreneurs. They have a vision for growth which is embracing the vibrant and expanding opportunities for new businesses. Several new large businesses have made Wheatland County their home in the recent years.. now is your chance to be a part of this growth! Included in the uploads are the West Area Structure Plan, The De Havilland Field Plan and the Wheatland County Bylaws regarding industrial zoning.