



**GRASSROOTS**  
REALTY GROUP

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**244082 817**  
**Rural Wheatland County, Alberta**

**MLS # A2283459**



**\$2,590,000**

<b>Division:</b>	NONE
<b>Lot Size:</b>	74.00 Acres
<b>Lot Feat:</b>	Meadow, Native Plants, No Neighbours Behind, Pasture, Treed
<b>By Town:</b>	Strathmore
<b>LLD:</b>	27-24-25-W4
<b>Zoning:</b>	RB
<b>Water:</b>	None
<b>Sewer:</b>	-
<b>Utilities:</b>	Electricity

74 acres of flat land zoned Rural Business. This great opportunity has direct highway access and sits on the tip of the Town of Strathmore annexed land. There is a WID tap and valve plus independent power on the property with it's own meter. Countless opportunities to build a business so close to town with major road access to Highway # 1 leading East and West as well as Highway #564 which leads West into the North side of Calgary both directly connecting to the Stoney Trail transportation corridor. The property next door is also zoned Rural Business and currently has approved uses for Garden Market, an outdoor cafe with it's commercial kitchen and is set up as a renowned Wedding Venue. Rural Business has permitted uses for accessory buildings, residential construction of a primary residence with the option for two residences, farm buildings, private greenhouse, agricultural processing and WECS. Discretionary uses include agri-tourism, alcohol production, animal services, auction mart, bed and breakfast, cannabis cultivation, contractor services, equestrian centre, entertainment venue, farm gate sales, public greenhouses, lodging facility, outdoor cafe, veterinary clinic and more. Applications for uses are submitted to the County of Wheatland for approval. This 74 acre parcel still has two more allowable subdivisions within it. With access to water, fabulous transportation corridors and Rural Business Zoning already in place, the opportunities are endless.