



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2208393**



**\$1,347,000**

**Division:** NONE

**Lot Size:** 3.00 Acres

**Lot Feat:** -

**By Town:** Cheadle

**LLD:** 7-24-26-W4

**Zoning:** 410

**Water:** None

**Sewer:** -

**Utilities:** -

Seize this exceptional opportunity to secure a premium 3-acre industrial lot, perfectly positioned for maximum visibility and accessibility on pavement from Highway 1. Located in an area poised for significant growth, this property is a strategic investment in a rapidly expanding region. Adjacent to the upcoming De Havilland Field, the future hub for Canadian aircraft assembly and production, employing 1,500 people. Competitive taxes, significantly lower than properties within Calgary, enhance the financial appeal of this investment. Services are now located nearby and easily brought on site. Invest in Lot 17 Durum Drive today and position your business for success in one of the most promising industrial zones in Rural Wheatland County. Don't miss out on this unparalleled opportunity to capitalize on the region's growth and development