

# \$4,500,000 - 240083c Range Road 270, Rural Wheatland County

MLS® #A2196369

**\$4,500,000**

0 Bedroom, 0.00 Bathroom,  
Land on 30.00 Acres

NONE, Rural Wheatland County, Alberta

Unlock the potential of this 30-acre parcel in Wheatland County, perfectly positioned for future growth. Currently zoned as agricultural, the property is located within the West Hwy 1 Area Structure Plan, making it an exciting investment for future development. Adjacent to the recently announced De Havilland airfield and neighbouring the burgeoning Origin Business Park, this location is poised to become a hotspot for commercial and industrial activity. The property includes two on-site houses, one spanning 3,844 square feet and the other 1,527 square feet, offering ample living space or potential for office use. This is a prime opportunity to invest in an area set for major transformation!

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2196369        |
| Price     | \$4,500,000     |
| Bathrooms | 0.00            |
| Acres     | 30.00           |
| Type      | Land            |
| Sub-Type  | Industrial Land |
| Status    | Active          |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 240083c Range Road 270 |
| Subdivision | NONE                   |



|             |                        |
|-------------|------------------------|
| City        | Rural Wheatland County |
| County      | Wheatland County       |
| Province    | Alberta                |
| Postal Code | T1P 0S2                |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 164                 |
| Zoning         | AG                  |

### **Listing Details**

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Terradigm Real Estate Advisors Ltd. |
|----------------|-------------------------------------|

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