



**GRASSROOTS**

REALTY GROUP

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4;25;24;17 SE  
Rural Wheatland County, Alberta

MLS # A2303147

**\$2,324,700**



Division: NONE

Lot Size: 123.40 Acres

Lot Feat: -

By Town: Strathmore

LLD: 17-24-25-W4

Zoning: 1

Water: None

Sewer: -

Utilities: -

I am pleased to present prime development land currently zoned as Agricultural in Wheatland County, Alberta. The 123.4 acres has exposure to the TransCanada Highway and is located just two miles west of Strathmore. The closest neighboring business includes the Animal Care Center - a local, thriving veterinary business. The land has been farmed in previous years by a neighbouring farmer with best practices in mind. Strathmore is a thriving business and residential hub in the heart of the Calgary region. Businesses benefit from a supportive local community, while residents and business owners enjoy both small-town charm and access to urban market opportunities. This property offers potential for rezoning and could be developed into a future agri-business district or light industrial park. Major area industries include the future De Havilland Field airport, located just minutes west of this property.