

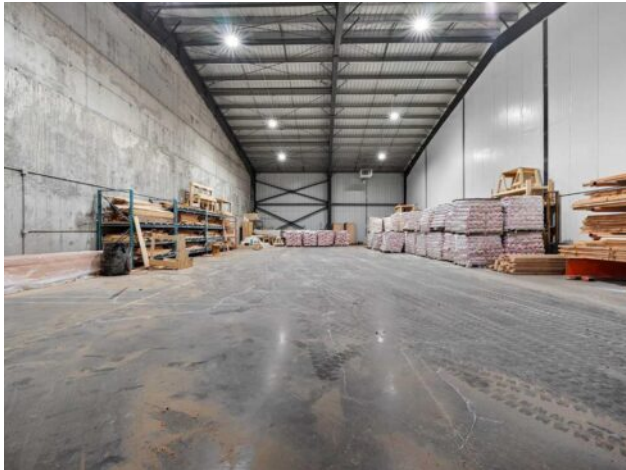


GRASSROOTS
REALTY GROUP

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5 31 Durum Drive
Rural Wheatland County, Alberta

MLS # A2313375



\$975,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,000 sq.ft.

Zoning: IG

Heating: Overhead Heater(s), Natural Gas

Floors: -

Roof: Metal

Exterior: Concrete, Metal Frame, Metal Siding

Water: Shared Well

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Located less than one kilometer from the new DeHavilland Field aerospace hub, this brand-new 5,000-square-foot industrial bay offers high visibility directly along the Trans-Canada Highway (Highway 1) in Wheatland County. Built in 2024 with robust steel and concrete construction, the 50'x100' footprint delivers an ideal, clear-span shell tailored for a new or expanding enterprise. The unit features polished concrete floors, an overhead unit heater, and a heavy-duty 200A, 208V, 3-phase electrical service engineered for demanding equipment and operational versatility. Access is highly functional, utilizing an overhead loading door on the front, alongside two separate man doors positioned at both the front and rear of the bay. Water and septic utilities are already roughed in, saving valuable time during future build-outs. Situated moments from crucial air and land transit infrastructure within a business-friendly municipality, this vacant industrial asset provides an unmatched geographic advantage just east of Calgary.