



GRASSROOTS
REALTY GROUP

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244029 Highway 1 Highway
Rural Wheatland County, Alberta

MLS # A2320864



\$960,000

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: 1909 (117 yrs old)

Beds: - Baths: -

Garage: -

Lot Size: 8.95 Acres

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: Strathmore

Basement: -

LLD: 8-24-24-W4

Exterior: -

Zoning: AG

Foundation: -

Utilities: -

Features: -

Major Use: Fish

COURT ORDERED SALE. Opportunity to purchase a warehouse building. 9000 sft +/- on 8.95 acres. The flexible multipurpose structure includes 150 sf of dedicated office area and equipped with a 12' x 12' overhead door. Can accommodate a variety of industrial/commercial to agricultural uses. The property offers exposure and direct access along the TransCanada Highway, offering seamless connectivity to Calgary, Strathmore and regional trade routes.