

\$3,490,000 - Range Road 270, Rural Wheatland County

MLS® #A2172804

\$3,490,000

0 Bedroom, 0.00 Bathroom,
Land on 52.34 Acres

NONE, Rural Wheatland County, Alberta

NEW \$210 MILLION CGC drywall plant (in excess of 100 new permanent full time manufacturing jobs) is now under construction just 5 km. to the east of the subject lands!! Located in the Goldfinch Area Structure Plan, industrial-zoned land. The property is situated in a growing industrial zone in Wheatland County near Carseland. Paved access up to the final 0.7 km. Just north of the Nutrien Facility and other major industrial facilities in the immediate area such as Cargill, Co-op Fuels, Richardson -Pioneer, Stella-Jones Lumber. Major solar farm facility planned for just 3 miles east. Only 16 km. +/- from Langdon. Existing business may consider staying as a Tenant on approx. 10 acres of the site (subject to negotiations). Surrounded by a strong and growing agricultural sector (both irrigated and dryland). Significant additional growth in the Wheatland County industrial sector is anticipated. The current zoning is Industrial General. Equipment/structures on site not included at the listed price.



Essential Information

MLS® #	A2172804
Price	\$3,490,000
Bathrooms	0.00
Acres	52.34
Type	Land
Sub-Type	Industrial Land

Status Active

Community Information

Address Range Road 270
Subdivision NONE
City Rural Wheatland County
County Wheatland County
Province Alberta
Postal Code T0J 0M0

Exterior

Lot Description Rectangular Lot

Additional Information

Date Listed October 13th, 2024
Days on Market 148
Zoning I-G

Listing Details

Listing Office Tyler Realty Corp. Ltd.

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