

# \$1,347,000 - 44 Durum Drive, Rural Wheatland County

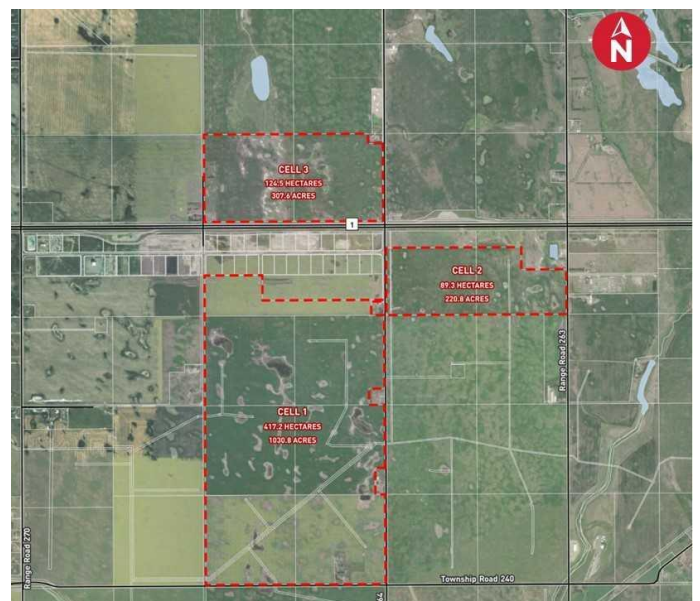
MLS® #A2208397

**\$1,347,000**

0 Bedroom, 0.00 Bathroom,  
Land on 3.00 Acres

NONE, Rural Wheatland County, Alberta

Seize this exceptional opportunity to secure a premium 3-acre industrial lot, perfectly positioned for maximum visibility and accessibility on pavement from Highway 1. Located in an area poised for significant growth, this property is a strategic investment in a rapidly expanding region. Adjacent to the upcoming De Havilland Field, the future hub for Canadian aircraft assembly and production, employing 1,500 people. Competitive taxes, significantly lower than properties within Calgary, enhance the financial appeal of this investment. Services are now located nearby and easily brought on site. Invest in Lot 17 Durum Drive today and position your business for success in one of the most promising industrial zones in Rural Wheatland County. Donâ€™t miss out on this unparalleled opportunity to capitalize on the regionâ€™s growth and development



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2208397        |
| Price     | \$1,347,000     |
| Bathrooms | 0.00            |
| Acres     | 3.00            |
| Type      | Land            |
| Sub-Type  | Industrial Land |
| Status    | Active          |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 44 Durum Drive         |
| Subdivision | NONE                   |
| City        | Rural Wheatland County |
| County      | Wheatland County       |
| Province    | Alberta                |
| Postal Code | T0J1X0                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 40              |
| Zoning         | 410             |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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