

# \$1,260,000 - Trans Canada Highway #1 Range Road 255, Strathmore

---

MLS® #A2233749

**\$1,260,000**

0 Bedroom, 0.00 Bathroom,  
Land on 23.48 Acres

NONE, Strathmore, Alberta

Prime Industrial Land. #1 Highway Exposure. Located Just 3 miles West of Strathmore, South Side of the Highway. Strathmore Alberta is a East-Central Business and Residential Hub, located in the heart of the Calgary region. Businesses will thrive in a supportive local community, while residents and business owners enjoy the best of both worlds. - the charm of small-town living and access to urban market opportunities. Potential to Subdivide. Industrial Park. Future District. Unlimited Potential. Light Industrial Park. Major Area Industries include: The Future Home of De Havilland Field airport just minutes east of this property. New Alberta wallboard manufacturing plant under construction. According to USG Corporation the 220,000-square-foot plant, located on 214 acres three kilometers northwest of Carseland, Alta., was designed to be CGC's most...Wallboard manufacturing plant under construction in Wheatland County expected to create more than 100 jobs. Construction of \$210M facility. Phyto Organix to build \$225-million net-zero pea processing plant in Strathmore Home-grown Phyto Organix willing to take full advantage of an emerging market to put Alberta at the forefront. Great investment or development lands. 23.48 acres zoned Industrial general, currently used as cropland. Property is part of the West Highway 1 Structure Area. Bring your Business Here



## Essential Information

MLS® #	A2233749
Price	\$1,260,000
Bathrooms	0.00
Acres	23.48
Type	Land
Sub-Type	Industrial Land
Status	Active

## Community Information

Address	Trans Canada Highway #1 Range Road 255
Subdivision	NONE
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T0J 1Y0

## Additional Information

Date Listed	June 26th, 2025
Days on Market	6
Zoning	410

## Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.