RE/MAX COMMERCIAL PROPERTIES

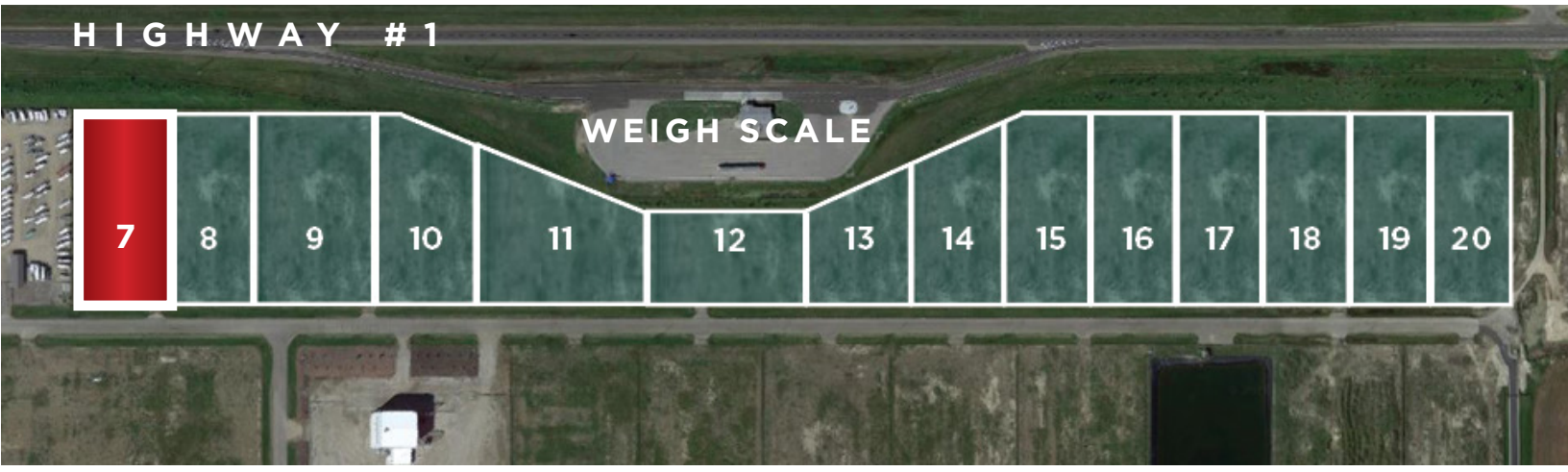
WE ARE COMMERCIAL

FOR SALE

$634,000

LOT 7 | 3.17 ACRES | $200K PER ACRE

Origin Business Park



PRESENTED BY

"THE COMMERCIAL SPECIALISTS"

ROGER LEDENE
SENIOR ASSOCIATE

MAGGIE BIEGUN
SALES COORDINATOR

403.204.9323 | ROGER@REMAXCP.CA

THE PROPERTY

12 DURUM DRIVE
WHEATLAND COUNTY

"WHERE THERE'S ROOM TO GROW"

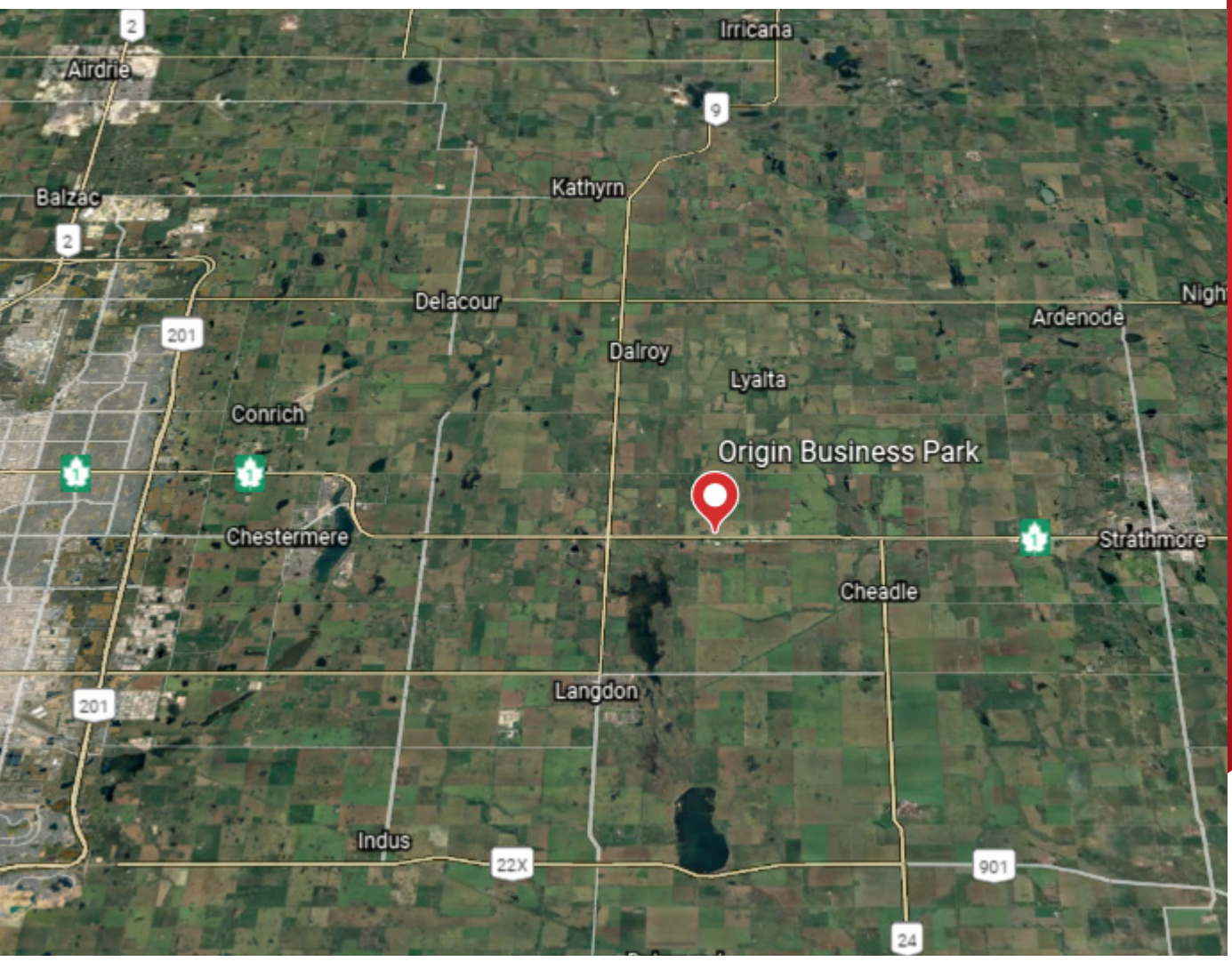
With a strong economic development strategy, no Business Tax. Lot 7 is priced at only $200,000 per acre, Wheatland is a perfect choice to grow your business. Located within the MD of Wheatland County, there is a strong push for continued growth and development in Agri-business, Oil and Gas, and Manufacturing. Immediate access to Highway #1 and only 10 minutes from Calgary, Alberta, you have quick access to all the amenities while paying low price/acre and property taxes. Perfect highway frontage, with great visibility and exposure.

Permitted Uses	Discrestionary Uses
Accessory Building / Structure	Agricultural Processing - Major
Agricultural Operation	Auction Mart
Agricultural Processing - Minor	Automotive & Equipment Services
Agricultural Support Services	Composting Facility
Cannabis Cultivation	Hotel
Cannabis Production Facilities	Industrial, Medium
Car Wash	Kennel
Commercial Storage	Mechanical Repair Shop
Contractor Service	Motel
Greenhouse, Public	Recreational Vehicle Storage
Industrial, Light	Recycling Facility
Office	Shipping Container
Outdoor Storage	
Recreational Vehicle Storage	
Service Station	
Shipping Container	
Signs not requiring a Development Permit	
Truck Stop	
Veterinary Clinic	
Warehouse Storage	

AREA MAP

14 DURUM DRIVE, WHEATLAND COUNTY

Origin Business Park is located on the western edge of Wheatland County, on Highway 1 adjacent to the Alberta Weigh Scales. It is a mere 13 minute drive from the intersection of Highway 1 and Stoney Trail, with only one traffic light on the way. You're also 9 minutes from Chestermere and 11 minutes from Strathmore where you'll find all of the services you'd expect close to work, such as restaurants, shopping and other businesses for continued growth and development in Agri-business, Oil and Gas, and Manufacturing. Immediate access to Highway #1 and only 10 minutes from Calgary, Alberta, you have quick access to all the amenities while paying low price/acre and property taxes. Perfect highway frontage, with great visibility and exposure.



RE/MAX COMMERCIAL PROPERTIES

CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE

RE/MAX
COMMERCIAL
PROPERTIES

INDUSTRIAL * LAND * MULTI FAMILY * INVESTMENTS * OFFICE

PROPERTY MANAGEMENT

ROGER LEDENE
SENIOR ASSOCIATE

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