

FOR SALE

\$999,999

241002 RANGE ROAD 263



PRESENTED BY
"THE COMMERCIAL SPECIALISTS"

ROGER LEDENE
SENIOR ASSOCIATE

MAGGIE BIEGUN
SALES COORDINATOR

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THE PROPERTY

241002 RANGE ROAD 263

ALBERTA

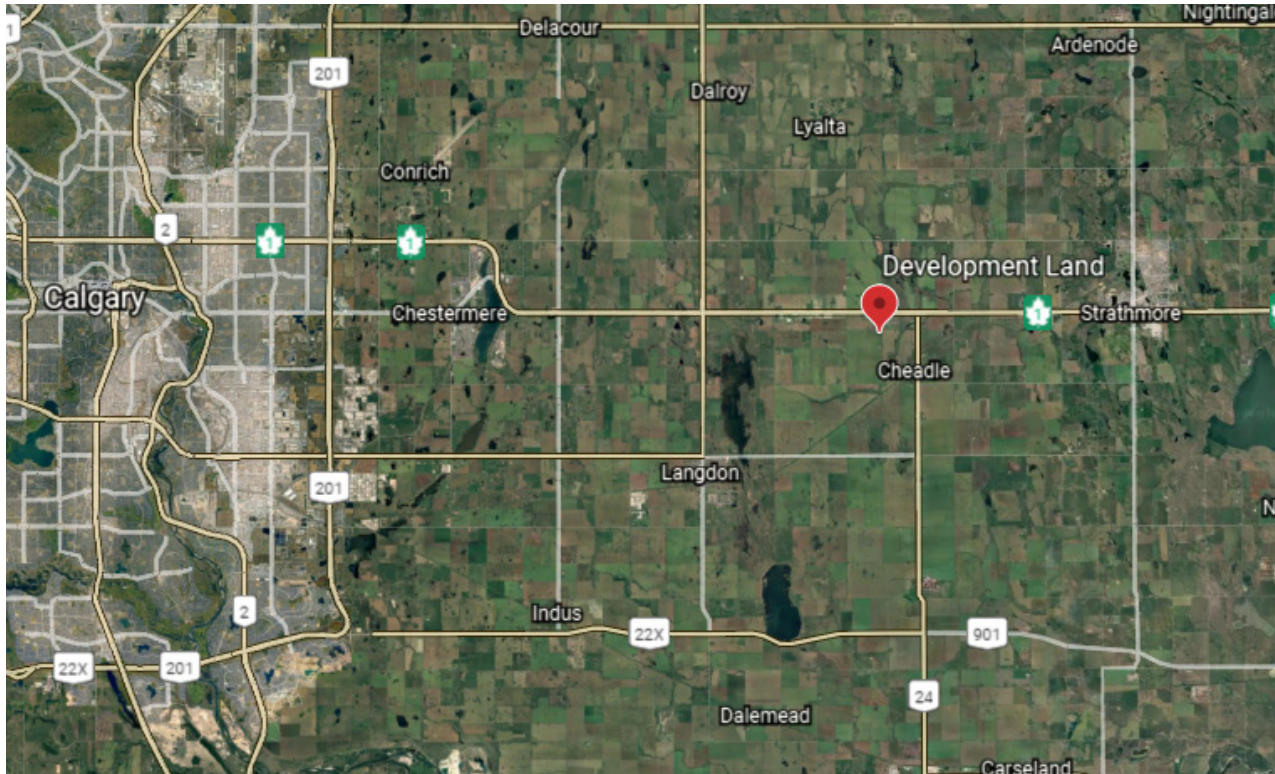
DEVELOPEMENT LAND

Seller has been approved for the land use change from AG to IG (Industrial General) allowing for light and medium industrial and compatible commercial land uses for the 30 acres of land. This is piece land that is being farmed as part of the original 40 acre parcel. Located on Range Road 263 South of Hi-Way 1 within the West Highway 1 area structure plan for Wheatland County.

Permitted Uses		
Accessory Building / Structure	Food and Beverage Production	Signs not requiring a Development Permit ¹
Agricultural Operation	Greenhouse, Public	Solar Panel, Ground Mount & Structure Mount ¹
Agricultural Processing - Minor	Industrial, Light	Stripping and Grading ¹
Agricultural Support Services	Office	Stockpile
Cannabis Production Facilities (Only considered within the WH1ASP)	Outdoor Storage	Veterinary Clinic
Commercial Storage	Recreational Vehicle Storage	Warehouse Storage
Contractor Service	Service Station	WECS (Category 1) ¹
Essential Public Service	Shipping Container	WECS (micro) ¹
Discretionary Uses		
Agricultural Processing - Major	Dwelling, Employee	Tower
Auction Mart	Industrial, Medium	Warehouse Sales
Automotive and Equipment Services	Mechanical Repair Shop	Work Camp
Composting Facility	Signs requiring a Development Permit [^]	

AREA MAP

241002 RANGE ROAD 263
ALBERTA



DRIVING DIRECTIONS

From Strathmore (9 min)

- Head West on Tran-Canada Hwy/AB-1 W towards W Ridge Rd
- Turn Left onto Range Rd 263

From Calgary City Limits (17 min)

- Head East on Tran-Canada Hwy/AB-1 W
- Turn Right onto Range Rd 263

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



INDUSTRIAL * LAND * MULTI FAMILY * INVESTMENTS * OFFICE
PROPERTY MANAGEMENT

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