

# \$1,347,250 - 12 Durum Drive, Rural Wheatland County

MLS® #A2220625

**\$1,347,250**

0 Bedroom, 0.00 Bathroom,  
Land on 3.17 Acres

NONE, Rural Wheatland County, Alberta

This prime 3.17 acre industrial lot with **VISIBILITY AND ACCESS ON PAVEMENT** from Highway 1 sits just north of the new De Havilland Field. Fenced and asphalt already done. Origin Business Park is a newer industrial area and the land opportunities are endless with land and taxes that are a fraction of the price of properties near or within the City of Calgary. A mere 13-minute drive from the intersection of Highway 1 and Stoney Trail, as well as close to Chestermere, Strathmore, Balzac and Langdon. This park is also part of Wheatland County's West Highway 1 Area Structure Plan.

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2220625        |
| Price     | \$1,347,250     |
| Bathrooms | 0.00            |
| Acres     | 3.17            |
| Type      | Land            |
| Sub-Type  | Industrial Land |
| Status    | Active          |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 12 Durum Drive         |
| Subdivision | NONE                   |
| City        | Rural Wheatland County |
| County      | Wheatland County       |
| Province    | Alberta                |



Postal Code           T0J 1X0

### **Amenities**

Utilities               Electricity at Lot Line, Natural Gas at Lot Line, Phone At Lot Line

### **Exterior**

Lot Description       Rectangular Lot, Cleared, Level

### **Additional Information**

Date Listed           May 15th, 2025

Days on Market       83

Zoning                410

### **Listing Details**

Listing Office         Royal LePage Benchmark

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