

\$7,500,000 - 244071 Range Road 264 Road, Rural Wheatland County

MLS® #A2140524

\$7,500,000

0 Bedroom, 0.00 Bathroom,
Commercial on 22.00 Acres

NONE, Rural Wheatland County, Alberta

32,000 sq ft new warehouse available for purchase, including 21 acres of land. â€¢ 12,600 Sq Ft on Floor â€¢ 6400 Sq Ft Mezzanine â€¢ 160 Ft Deep X 160 Ft Wide â€¢ 4 Dock Doors with Loading Ramps â€¢ 2 Bay Doors 14 Ft High â€¢ 22 Ft to Ceiling Girder â€¢ 28 Ft to Ceiling Wall â€¢ 32 Ft to Ceiling Centre. This structure was designed with two sides that are mirror images of each other. Each side Includes warehouse, office and mezzanine space. Office space is completed on one side and includes offices, boardroom and washroom. The other side has studs up and rough ins done. Mezzanine space is wide open so perfect for a multitude of uses. Each side has separate gas meters and the building has 3 phase power. The location can not be beat with pavement access all the way. Close to Strathmore, Chestermere and Calgary and just off Highway 1 and Country Hills Blvd. The current owner would be interested in leasing one side of the building back from the new owner.

Built in 2022

Essential Information

| | |
|-----------|-------------|
| MLS® # | A2140524 |
| Price | \$7,500,000 |
| Bathrooms | 0.00 |
| Acres | 22.00 |



| | |
|------------|------------|
| Year Built | 2022 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 244071 Range Road 264 Road |
| Subdivision | NONE |
| City | Rural Wheatland County |
| County | Wheatland County |
| Province | Alberta |
| Postal Code | T0J 1Y0 |

Amenities

| | |
|----------------|---|
| Utilities | Cable Internet Access, Electricity Connected, Electricity Paid For, Heating Paid For, Natural Gas Paid, Water Available |
| Parking Spaces | 30 |

Interior

| | |
|-------------------|-------------------------------|
| Interior Features | High Ceilings, Open Floorplan |
| Heating | Forced Air, Natural Gas |

Exterior

| | |
|-----------------|--|
| Lot Description | Backs on to Park/Green Space, Cleared, Near Golf Course, Level |
| Roof | Metal |
| Construction | Metal Frame |
| Foundation | Slab |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 17th, 2024 |
| Days on Market | 411 |
| Zoning | AG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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