

**12 DURUM Drive
Rural Wheatland County, Alberta****MLS # A2220625****\$1,347,250**

Division:	NONE
Lot Size:	3.17 Acres
Lot Feat:	Cleared, Level, Rectangular Lot
By Town:	Strathmore
LLD:	7-24-26-W4
Zoning:	410
Water:	None
Sewer:	-
Utilities:	Electricity at Lot Line, Natural Gas at Lot Line, Phone At Lot Line

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.