



241053 Hwy 24

241053 Hwy 24, Wheatland County, AB T0J 1Y0



Dixie Hartell
KIC Realty
strathmore realestate.com,,
dhartell@telusplanet.net
403-934-1034



241053 Hwy 24

\$2,500,000

The property consists of approximately 37 acres improved with multiple industrial shop buildings, a five-bedroom residence, two water wells, and approximately 25 acres of hay land. Shop improvements include heated and insulated work areas, in-floor heat, plumbing infrastructure, overhead doors, lunchroom facilities, washrooms, and a building containing living accommodations. The property has direct access from Highway 24 and is located south of the Highway 1 interchange. Existing shop areas are tenant occupied. Nearby regional infrastructure includes the De Havilland Field aerospace manufacturing development...

This income-producing property offers a combination of industrial improvements, agricultural land, and residential accommodations with direct access to Highway 24. With 4 shops, 1369+ sq ft 5 bedroom home. 2 water wells, 25 acres hay. Over 13000 sq. ft. of shops on this property include- Parts shop 30x40x10 heated and insulated. Blue/White East Shop front is 30x70x16 & back is 30x34x16 (wall between can be removed.) in-floor heat & plumbing. Blue NW shop- Clubhouse 30x40x12 bedroom, kitchen, 3pc bathroom and lounge with single attached garage. Red shop 42x100x18 with in-floor heat/lunch room/ radiant heat/ 14 ft overhead door, 26x50x14 , 32x50x14 14 ft overhead door/2pc bathroom with roughed in shower. All spaces are tenant occupied....

- Direct Highway 24 access near the Trans-Canada Highway interchange.
- Over 13,000 square feet of shop improvements across multiple buildings.
- All shop spaces are currently tenant occupied.
- Includes a five-bedroom residence and two water wells.
- Approximately 25 acres of productive hay land.



Price: \$2,500,000

Property Type: Land

Property Subtype: Commercial

Proposed Use: Mixed

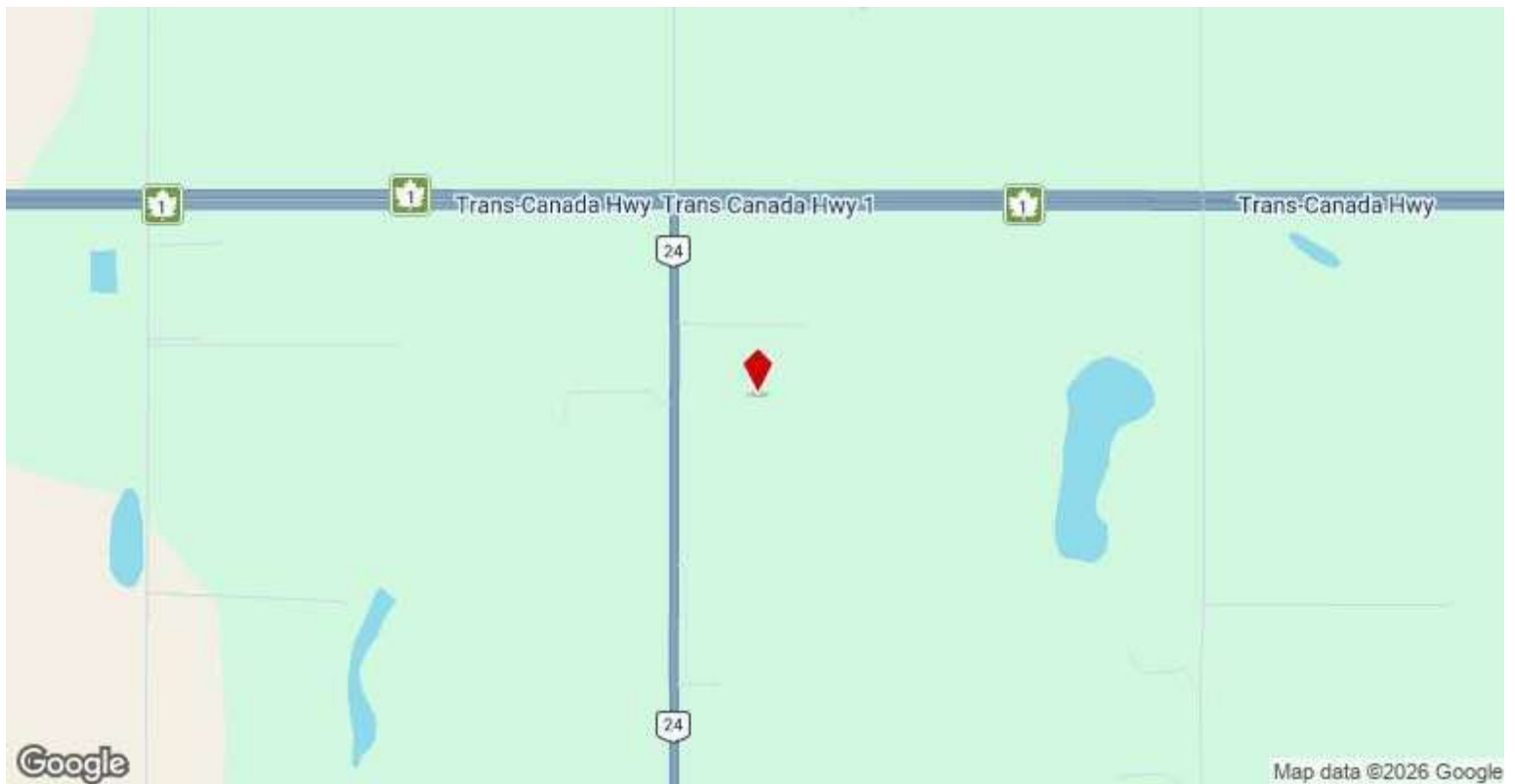
Sale Type: Investment

Total Lot Size: 37.00 AC

No. Lots: 1

Zoning Description: A1





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Property Photos



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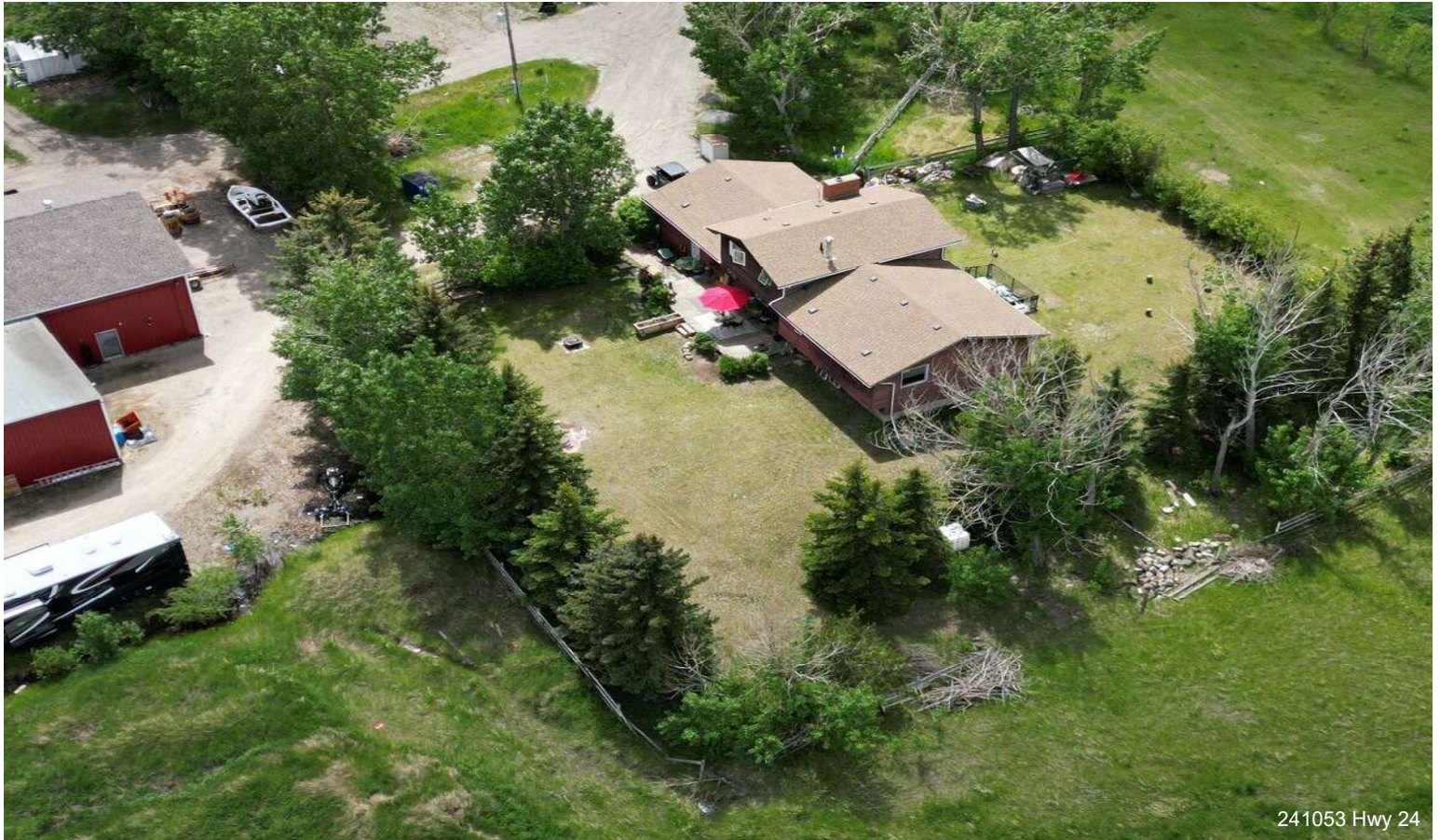
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