

**Township Road 240  
Rural Wheatland County, Alberta**

**MLS # A2271690**



## \$9,500,000

|                    |                |
|--------------------|----------------|
| <b>Division:</b>   | NONE           |
| <b>Type:</b>       | Mixed Use      |
| <b>Bus. Type:</b>  | -              |
| <b>Sale/Lease:</b> | For Sale       |
| <b>Bldg. Name:</b> | -              |
| <b>Bus. Name:</b>  | -              |
| <b>Size:</b>       | 44,017 sq.ft.  |
| <b>Zoning:</b>     | Direct Control |

|                    |      |
|--------------------|------|
| <b>Heating:</b>    | -    |
| <b>Floors:</b>     | -    |
| <b>Roof:</b>       | -    |
| <b>Exterior:</b>   | -    |
| <b>Water:</b>      | -    |
| <b>Sewer:</b>      | -    |
| <b>Inclusions:</b> | none |

|                       |   |
|-----------------------|---|
| <b>Addl. Cost:</b>    | - |
| <b>Based on Year:</b> | - |
| <b>Utilities:</b>     | - |
| <b>Parking:</b>       | - |
| <b>Lot Size:</b>      | - |
| <b>Lot Feat:</b>      | - |

PAVED TO YOUR DOOR.....all set up to run your business from,,,,,,10 acres with 44,000 sq.ft of office space/shop/ class rooms.... main office / shop is about 14,700 sq.ft/ 2nd building is 23,000 sq.ft.... multi purpose.use.....office....storage...manufacturing ...logistics.....school...very well maintained...