

**240083C Range Road 270**  
**Rural Wheatland County, Alberta**

**MLS # A2196369**



## \$4,500,000

**Division:** NONE

**Lot Size:** 30.00 Acres

**Lot Feat:** -

**By Town:** Cheadle

**LLD:** 7-24-26-W4

**Zoning:** AG

**Water:** Well

**Sewer:** -

**Utilities:** -

Unlock the potential of this 30-acre parcel in Wheatland County, perfectly positioned for future growth. Currently zoned as agricultural, the property is located within the West Hwy 1 Area Structure Plan, making it an exciting investment for future development. Adjacent to the recently announced De Havilland airfield and neighbouring the burgeoning Origin Business Park, this location is poised to become a hotspot for commercial and industrial activity. The property includes two on-site houses, one spanning 3,844 square feet and the other 1,527 square feet, offering ample living space or potential for office use. This is a prime opportunity to invest in an area set for major transformation!