

INDUSTRIAL LAND



WHEATLAND COUNTY

Where There's Room to Grow

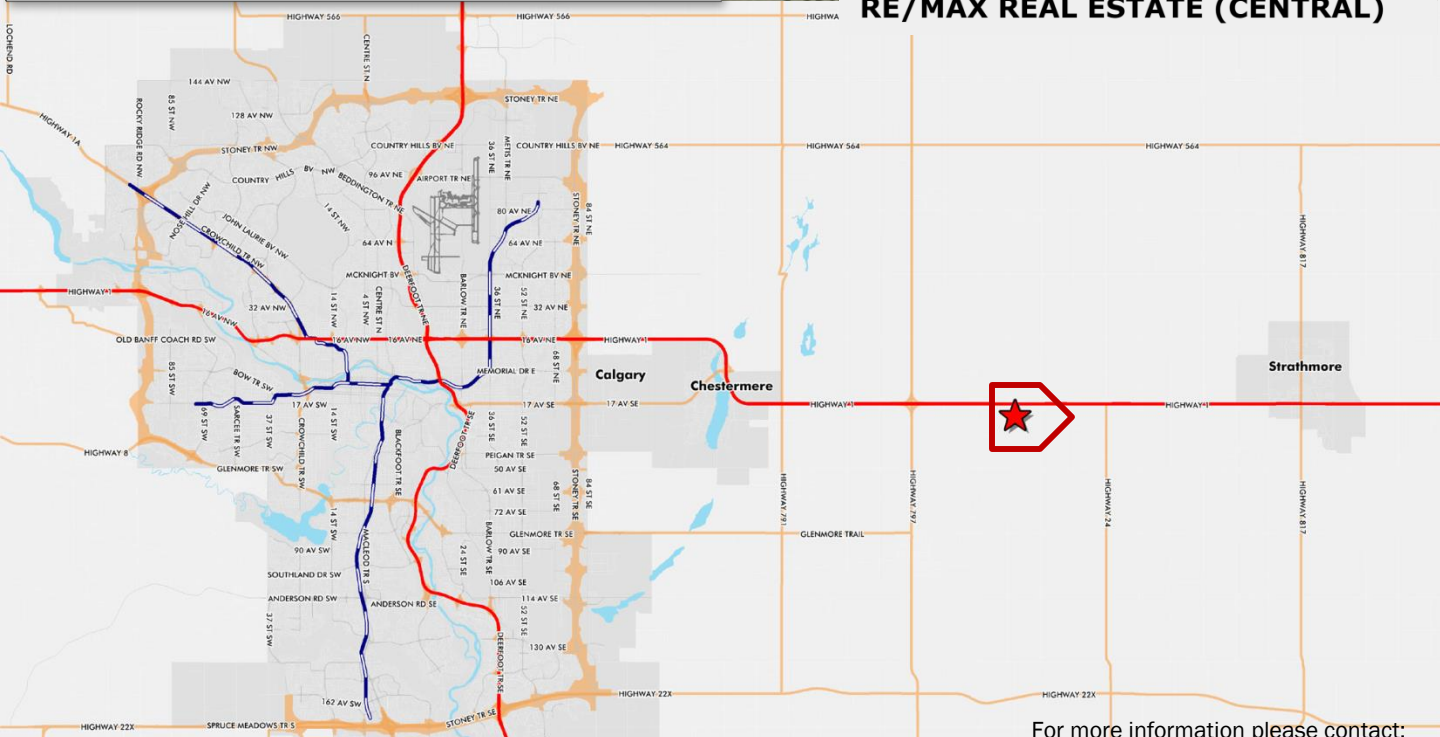
FOR SALE

2 - 6 ACRE PARCELS



NE9-24-26-W4M, Wheatland County, Alberta

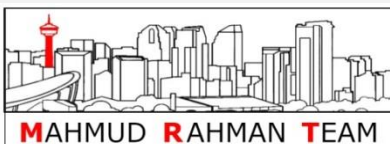
RE/MAX
COMMERCIAL[®]
RE/MAX REAL ESTATE (CENTRAL)



For more information please contact:

MAHMUD RAHMAN | RANDY WIENS | SHARON SHORE
403.681.8830 | info@irolalberta.com

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INFORMATION



LEGAL

NE9-24-26-W4M

DEVELOPMENT

Future Zoning: Industrial General (I-G)

Site Area: 54.98 acres

Sale INFORMATION

Available: 2 - 60 Acres

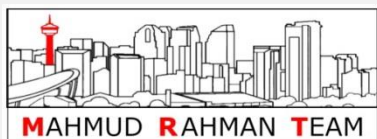
Asking: Market



Population 8,788
Wheatland County Land area (square kms) 4,545.92 km²
85 km East of Calgary
32 km West of Strathmore

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9.5 Industrial General District (IG)



Purpose and Intent

The purpose is to provide for light industrial development that has minimal to no impact on adjacent landowners in terms of a nuisance effect.

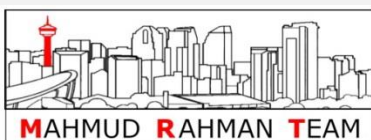
Permitted and Discretionary Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided that the application complies with the regulations of this district and this Bylaw:

Permitted	Discretionary
Accessory Building / Structure	Agricultural Processing - Major
Agricultural Operation	Auction Mart
Agricultural Processing - Minor	Automotive and Equipment Services
Agricultural Support Services	Composting Facility
Commercial Storage	Dwelling, Employee
Contractor Service	Industrial, Medium
Essential Public Service	Mechanical Repair Shop
Food and Beverage Production	Medical Marihuana Production Facility
Greenhouse, Public	Signs requiring a Development Permit^
Industrial, Light	Tower
Office	Natural Resource Extraction / Processing
Outdoor Storage	Warehouse Sales
Recreational Vehicle Storage	WECS (Category 1)
Service Station	Work Camp
Shipping Container	
Signs not requiring a Development Permit ¹	
Solar Panel, Ground Mount	
Solar Panel, Structure Mount ¹	
Stripping and Grading ¹	
Stockpile	
Veterinary Clinic	
Warehouse Storage	



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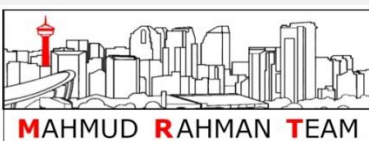
INFORMATION



- Lot 1 - 1.9 acres - AVAILABLE
- Lot 2 - 1.9 acres - AVAILABLE
- Lot 3 - 1.9 acres - AVAILABLE
- Lot 4 - 1.9 acres - AVAILABLE
- Lot 5 - 1.9 acres - AVAILABLE
- Lot 6 - 1.9 acres - AVAILABLE
- Lot 7 - 1.9 acres - AVAILABLE
- Lot 8 - 1.9 acres - AVAILABLE
- Lot 9 - 2.3 acres - AVAILABLE
- Lot 10 - 2.8 acres - AVAILABLE
- Lot 11 - 3.0 acres - AVAILABLE
- Lot 12 - 2.7 acres - AVAILABLE
- Lot 13 - 2.0 acres - AVAILABLE
- Lot 14 - 5.3 acres - AVAILABLE
- Lot 15 - 2.0 acres - AVAILABLE
- Lot 16 - 2.0 acres - AVAILABLE
- Lot 17 - 4.1 acres - AVAILABLE



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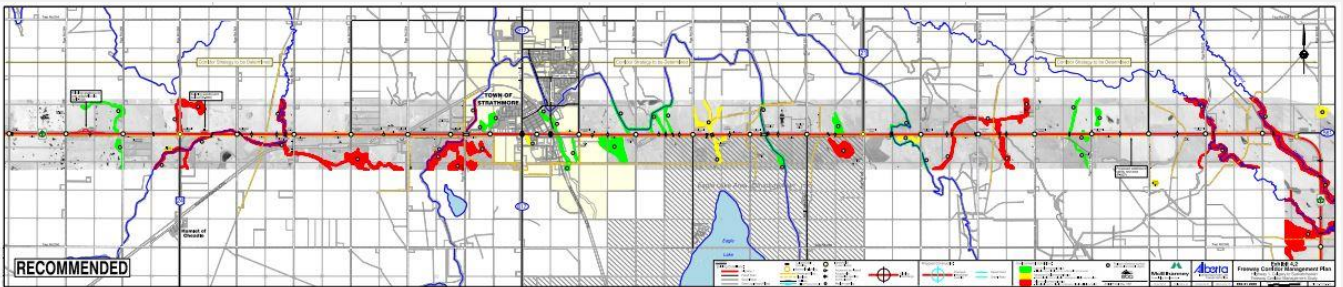
INFORMATION



Range Rd 264

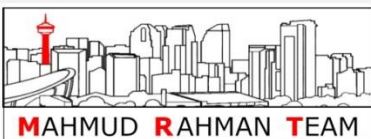
HWY 1

Range Rd 263



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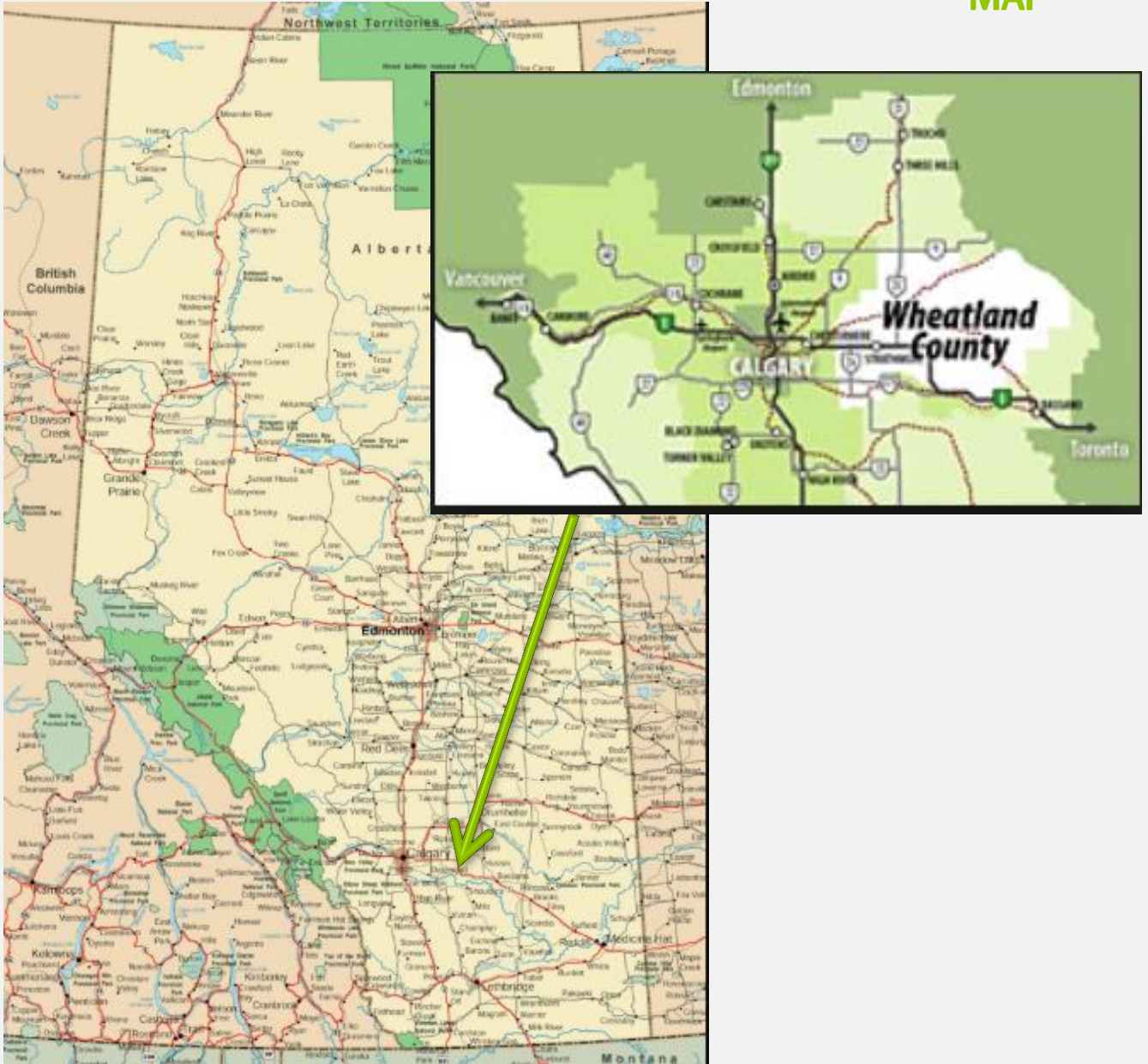
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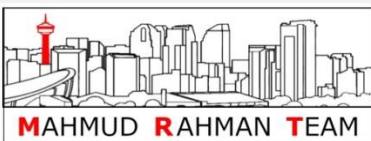
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MAP



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