

# \$2,750,000 - 10 Durum Drive, Rural Wheatland County

MLS® #A2170886

**\$2,750,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 5.00 Acres

NONE, Rural Wheatland County, Alberta

Discover this PRIME 5 Acre Turn-Key INDUSTRIAL property with VISIBILITY AND ACCESS ON PAVEMENT from Highway 1 Located in the ORIGIN INDUSTRIAL PARK in Wheatland County. This Versatile Space is ideal for Various Business uses and Features a Well-Maintained Building Designed and Constructed by D Bar D Building Systems. The 1,862 sq ft Building includes a Welcoming Reception Area for Clients and Visitors. Four Private Offices Perfect for Administrative Tasks and Meetings, along with a Large Board Room Area for Team Collaboration. 16' x 16' Shop/Warehouse: Complete with a 10x10 Overhead Door, ideal for Storage Needs. In-Floor Heating: Ensures Comfort and Efficiency year-round. The Entire Property is Fully Secured with Durable Chain-Link Fencing, Two Automatic Gates, and Cameras, Providing Peace of Mind for your Operations. Approximately 4.5 acres of Professionally Compacted Yard with Crushed Gravel that is Currently Utilized for RV Storage, Offering Versatility for Various Applications. Strategically located just 15 Minutes from Calgary City Limits, Origin Industrial Park Boasts Unparalleled Convenience with Easy Access to Major Highways, including Highway 1, 24, 22X, and Stoney Trail. This Prime Location Enhances the Appeal for your Business Endeavors. Additionally, the Property is Situated next to an Esso Service Station Equipped with Facilities for Commercial Truck Drivers making it an Attractive Stop for



Motorists Traveling along Highway 1 west of Strathmore. Nearby Amenities include Burger King, Kentucky Fried Chicken, and a Convenience Store. Donâ€™t Miss this Unique Opportunity to Invest in a Prime Industrial Property with Fantastic Growth Potential! The Existing RV Storage Business can be Negotiated if Desired. This Property is Positioned for Maximum Visibility and Ease of Accessibility from Highway 1, making it an Ideal Location for a Variety of Businesses. Situated in a Rapidly Expanding Region Poised for Significant Growth, it Represents a Strategic Investment Opportunity with its Proximity to the Upcoming De Havilland Fieldâ€”a Future Hub for Canadian Aircraft Assembly and Production that is Expected to Employ ~1,500 People. Be sure to view the De Havilland Field website for more details.

Built in 2011

### **Essential Information**

MLS® #	A2170886
Price	\$2,750,000
Bathrooms	0.00
Acres	5.00
Year Built	2011
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	10 Durum Drive
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 0R7

### **Additional Information**

Date Listed	October 22nd, 2024
Days on Market	180
Zoning	IG

**Listing Details**

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.