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## 10 DURUM DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



### Location

Rural Wheatland County, Alberta

### Listing ID:

31160



### MLS ID:


A2229712

**\$2,750,000**



 **DONNA GUNN**  
 (403) 250-2882

 Century 21 Bravo Realty  
 403-236-2400

 10 Durum Drive , Rural Wheatland County , Alberta T1P 0R7

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 21
<b>Zoning</b> IG	<b>Subdivision</b> NONE	<b>Nearest Town</b> Langdon
<b>Building Type</b> Free-Standing	<b>Year Built</b> 2011	<b>Structure Type</b> Office
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1011307
<b>Building Area (Sq. Ft.)</b> 0.97	<b>Building Area (Sq. M.)</b> 0.09	<b>Lot Size (Sq. Ft.)</b> 217800
<b>Lot Size (Acres)</b> 5.00	<b>Inclusions</b> -All window coverings, Reception desk, Filing cabinets behind reception desk, Industrial printer, front table , coat stand, Storage cabinet in washroom, Fridge and microwave, 4 office desks, Board Room table, wall unit, plant Overhead projector and screen in board room, Storage shelving unit in storage room, Computer server in storage room, 5 Cameras, 3 Gate Openers, Gate Cards-	
<b>Reports</b> Aerial Photos,Floor Plans	<b>Restrictions</b> Restrictive Covenant,Utility Right Of Way	

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. Don'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 Field—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.

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