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## 5 31 DURUM DRIVE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**

Rural Wheatland County, Alberta

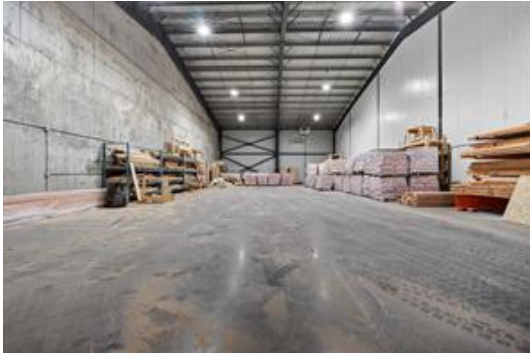
**Listing ID:**



35396



**MLS ID:**


A2313375

**\$975,000**



 **DAN STANTE**  
 (403) 289-3435

 Real Broker  
 855-623-6900

 5 31 Durum Drive , Rural Wheatland County , Alberta T1P 0R7

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Zoning</b> IG
<b>Subdivision</b> NONE	<b>Nearest Town</b> Strathmore	<b>Building Type</b> Commercial Mix,Warehouse
<b>Year Built</b> 2024	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 2410248	<b>Building Area (Sq. Ft.)</b> 5000.00
<b>Building Area (Sq. M.)</b> 464.51	<b>Construction Type</b> Concrete,Metal Frame,Metal Siding	<b>Roof</b> Metal
<b>Foundation</b> Poured Concrete	<b>Electric</b> 200 Amp Service,Three Phase	<b>Cooling</b> None
<b>Heating</b> Overhead Heater(s),Natural Gas	<b>Inclusions</b> n/a	<b>Restrictions</b> Restrictive Covenant,Utility Right Of Way
<b>Reports</b> Title		

Located less than one kilometer from the new DeHavilland Field aerospace hub, this brand-new 5,000-square-foot industrial bay offers high visibility directly along the Trans-Canada Highway (Highway 1) in Wheatland County. Built in 2024 with robust steel and concrete construction, the 50'x100' footprint delivers an ideal, clear-span shell tailored for a new or expanding enterprise. The unit features polished concrete floors, an overhead unit heater, and a heavy-duty 200A, 208V, 3-phase electrical service engineered for demanding equipment and operational versatility. Access is highly functional, utilizing an overhead loading door on the front, alongside two separate man doors positioned at both the front and rear of the bay. Water and septic utilities are already roughed in, saving valuable time during future build-outs. Situated moments from crucial air and land transit infrastructure within a business-friendly municipality, this vacant industrial asset provides an unmatched geographic advantage just east of Calgary.

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