



Mark D. Evernden
 ENGEL & VOLKERS CALGARY
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 Cell: 403-829-3776
 140 - 215, 9 AVENUE SW

Highway #1 Strathmore

C4136631 Active

LP: \$5,988,000

W:4 R:25 T:24 S:12 Q:Northeast



Class:	Detached	Area:	DOM: 32 Rural Wheatland County
Type:	Detached	Zone:	
Style:	2 Storey	Community:	None
Year Built:	1976	Postal Code:	T1P 1K2
LINC:	0032199671	Condo Type:	Not a Condo
Legal Plan:	00000000	Blk:	
Lot:		Possession:	NEG
Land Use Code	highway commerical indust	Taxes:	\$3227/2015
Title to Land:	Fee Simple	Local Imp Amt:	
Conform Rpt:		HOA:	
Restrictions:	Utility Right Of Way	Condo Fee:	

Great development opportunity, this 150 acre parcel has been annexed and is located in the town of Strathmore which comes with 2 homes and Quonsets. It has been zoned as Highway Commercial/Light industrial/Residential (to be applied for) and offers great potential for future development. The true value is in the land with the right investor or developer. All steel corrals and horse related equipment included.

Other	45'10" x 12'3"	M	Bedrooms:	Above: 0 /Ttl:0	Baths:	Full: 1
				2Pc	3Pc	4Pc
			Bathrooms:	0	0	1
			Ensuite:	0	0	0
			Level	SqMtr	SqFt	
			Main:	112.9	1215.00	
			Upper:	112.9	1215.00	
			AbGd:	112.9	1215.00	
			Lowr:	81.3	875.00	
			Total A.G.:	112.9	1215.00	

Basement:	Full/Fully Finished	Heating:	Forced Air-1	Fuel:	Natural Gas
Suite:	Suite - None	Fin FP/Rgh-In:		FP Fuel:	Gas Only
Construction:	Wood Frame	Lot Shape:	Square		
Foundation:	Concrete	Lot Sq M:	609,735		
Exterior:	See Remarks	Frntg x Depth:			
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Linoleum		
Front Exp:	East	Garage Dim:			
Parking:	Total: 4 Parking Pad Gravel, RV Parkin				
Features:	Deck, Porch				
Goods Included:	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings-All				
Goods Excluded:					
HOA Fee Incl:					

911 Address:		Heating Desc:	Paid For	Total Acres:	150.67
Road Access:	Gravel	Power Desc:	Paid For	Acres Cleared:	
Water Supply:	Drilled Well	Phone Desc:	Paid	Acres Irrigated:	
Water GPM:		Sewer/Septic:	Septic Tank & Field	Acres Water Rgt	
Depth of Well:		Yr Sewer Cleaned		Acres Leasehold	
Water Report Yr:				# Parcels:	
Nearest Town:	Calgary			LP/Acre:	39,742.48
Directions:					

Listed By: ENGEL & VOLKERS CALGARY

List Date: September 14, 2017



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Rural Wheatland County

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New Listing

September 14, 2017 Status

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