

# \$7,500,000 - 244071 Range Road 264 Road, Rural Wheatland County

MLS® #A2140524

**\$7,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 22.00 Acres

NONE, Rural Wheatland County, Alberta

32,000 sq ft new warehouse available for purchase, including 21 acres of land. â€¢ 12,600 Sq Ft on Floor â€¢ 6400 Sq Ft Mezzanine â€¢ 160 Ft Deep X 160 Ft Wide â€¢ 4 Dock Doors with Loading Ramps â€¢ 2 Bay Doors 14 Ft High â€¢ 22 Ft to Ceiling Girder â€¢ 28 Ft to Ceiling Wall â€¢ 32 Ft to Ceiling Centre. This structure was designed with two sides that are mirror images of each other. Each side Includes warehouse, office and mezzanine space. Office space is completed on one side and includes offices, boardroom and washroom. The other side has studs up and rough ins done. Mezzanine space is wide open so perfect for a multitude of uses. Each side has separate gas meters and the building has 3 phase power. The location can not be beat with pavement access all the way. Close to Strathmore, Chestermere and Calgary and just off Highway 1 and Country Hills Blvd. The current owner would be interested in leasing one side of the building back from the new owner.

Built in 2022

## Essential Information

MLS® #	A2140524
Price	\$7,500,000
Bathrooms	0.00
Acres	22.00



Year Built	2022
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	244071 Range Road 264 Road
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T0J 1Y0

### Amenities

Utilities	Cable Internet Access, Electricity Connected, Electricity Paid For, Heating Paid For, Natural Gas Paid, Water Available
Parking Spaces	30

### Interior

Interior Features	High Ceilings, Open Floorplan
Heating	Forced Air, Natural Gas

### Exterior

Lot Description	Backs on to Park/Green Space, Cleared, Near Golf Course, Level
Roof	Metal
Construction	Metal Frame
Foundation	Slab

### Additional Information

Date Listed	June 17th, 2024
Days on Market	375
Zoning	AG

### Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.