

PRICE REDUCED!

NOW \$960,000

NAI Commercial

9,000 SF± BUILDING ON 8.95 AC±

COURT ORDERED SALE

244029 HIGHWAY 1, RURAL WHEATLAND COUNTY

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POTENTIAL BUILDING CONTENTS, EQUIPMENT, MATERIALS, AND ANY OTHER ITEMS NOT EXPRESSLY AFFIXED TO THE PROPERTY CAN BE INCLUDED IN THE SALE. THE INFORMATION HEREIN IS NOT WARRANTED BY THE LENDER NOR SHOULD ANY PURCHASER RELY SOLELY ON THIS INFORMATION. INSTEAD, EACH PURCHASER IS RESPONSIBLE TO CONDUCT ITS OWN PRUDENT DUE DILIGENCE AS THIS COURT ORDERED SALE IS OFFERED ON AN "AS IS AND WHERE IS" BASIS.

NAI COMMERCIAL REAL ESTATE INC.
4601 99 Street NW
Edmonton, AB T6E 4Y1
780 436 7410 | naiedmonton.com

PROPERTY DESCRIPTION



Building Size (9,000 Sq. Ft.)

Flexible multipurpose structure includes 150 sq. ft. of dedicated office area and equipped with a 12' x 12' overhead door



Land Size (8.95 Acres)

Versatile agricultural parcel featuring open yard space and a natural spring-fed pond.



Prime Highway Location

Exposure and direct access along Highway 1, offering seamless strathmore connectivity to Calgary, Strathmore, and regional trade routes.



*ALL AREA MEASUREMENTS TO BE CONFIRMED BY PURCHASER

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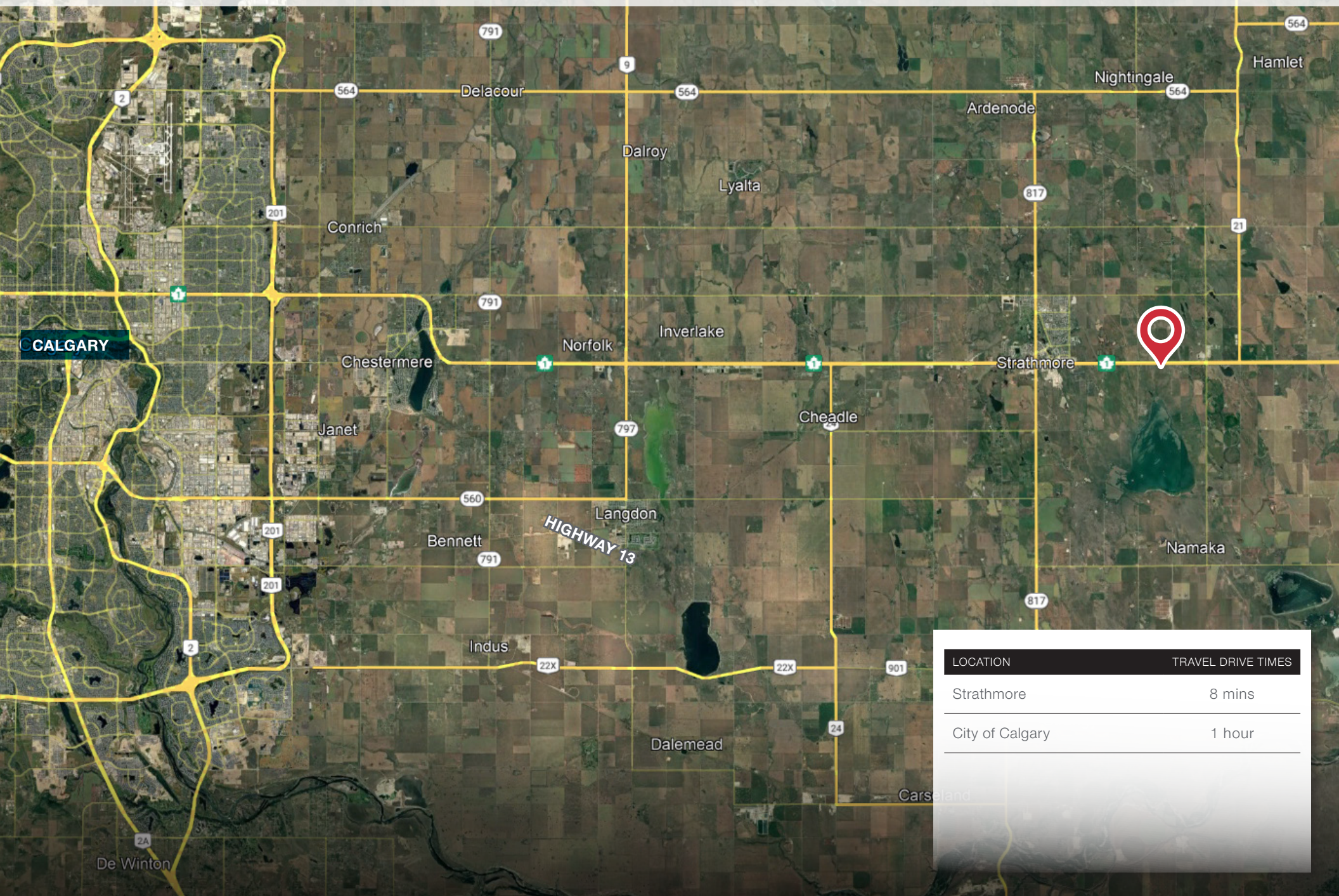
PROPERTY INFORMATION

ADDRESS	244029 Highway 1, Rural Wheatland County, AB
BUILDING SIZE	9,000 sq.ft.±
SITE AREA(S)	8.95 ac±
LEGAL DESCRIPTION	Plan 9812185 Lot 1
ZONING	AG
PROPERTY TAXES	\$1,405.02 (TBC)
SALE PRICE	\$1,250,000 \$960,000

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LOCATION	TRAVEL DRIVE TIMES
Strathmore	8 mins
City of Calgary	1 hour

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE



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