



12 DURUM Drive , Rural Wheatland County, Alberta - \$1,324,900



Main Photo

Property Description

Prime 3.17 Acre Industrial Lot - Highway 1 Frontage | Origin Business Park

Exceptional opportunity to own a high-visibility 3.17-acre industrial lot with direct access and pavement frontage on Highway 1, just north of the new De Havilland Field. This fully fenced and asphalted property is development-ready and ideally located in Origin Business Park, one of the newest and most promising industrial areas in Wheatland County.

Enjoy significant cost advantages, with land prices and taxes a fraction of what you'd pay in or near Calgary—yet still benefit from outstanding regional connectivity. This location is just a 13-minute drive

from the intersection of Highway 1 and Stoney Trail, and conveniently close to Chestermere, Strathmore, Balzac, and Langdon.

Situated within the West Highway 1 Area Structure Plan, this parcel offers long-term value and flexibility for a range of industrial uses. Whether you're looking to expand, invest, or build-to-suit, this lot provides the space, access, and affordability that industrial users demand.

REALTOR Referral



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