

PRESTIGE
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AUCTIONS

Rethinking Commercial Real Estate



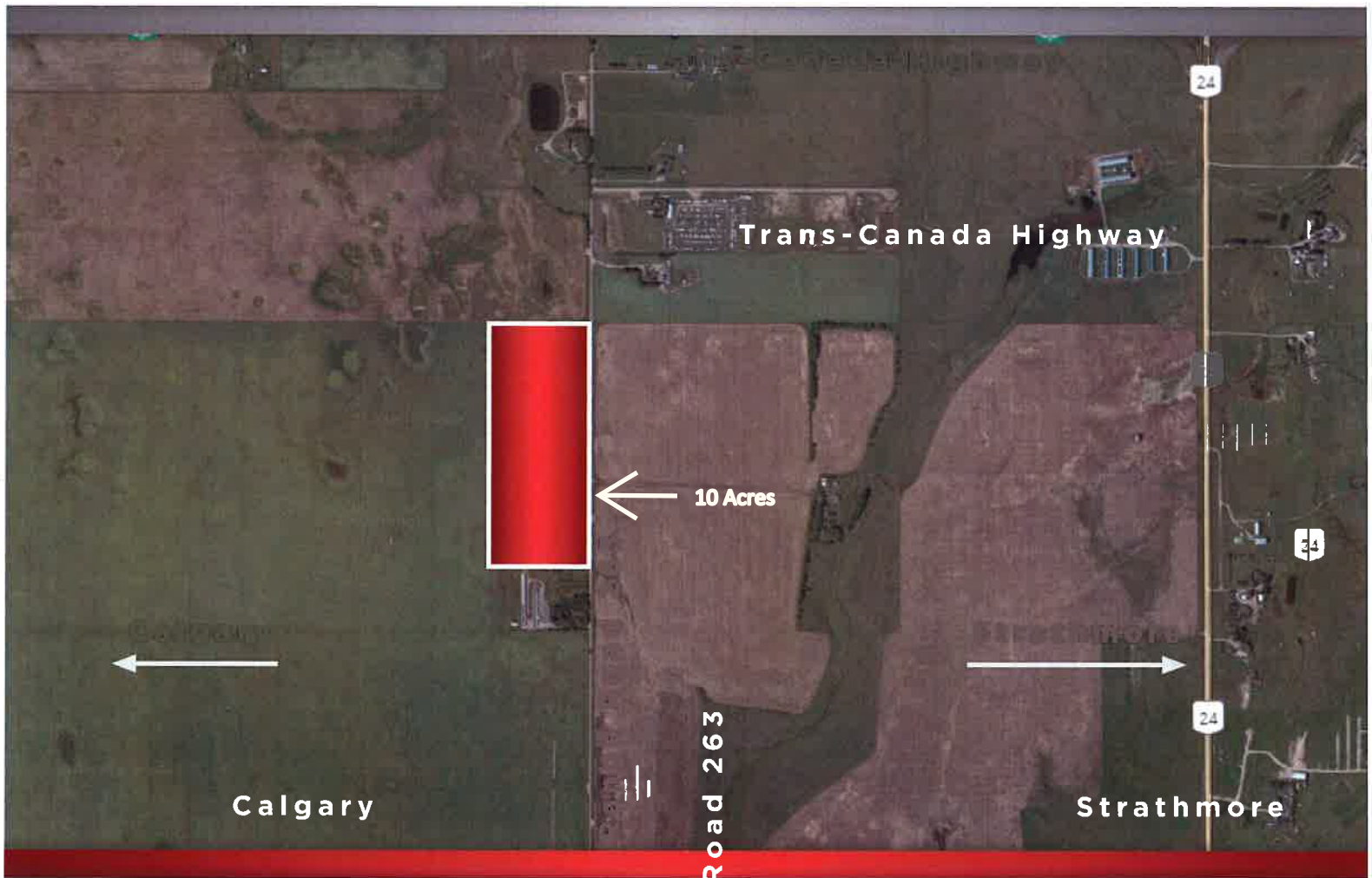
Roger Ledene, Associate Broker
P: 403.204.9323 C: 403.607.5811
SALES@PRESTIGECOMMERCIAL.CA

LAND FOR SALE

\$749,000

PRESTIGE

COMMERCIAL GROUP



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WWW.PRESTIGECOMMERCIAL.CA

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THE PROPERTY

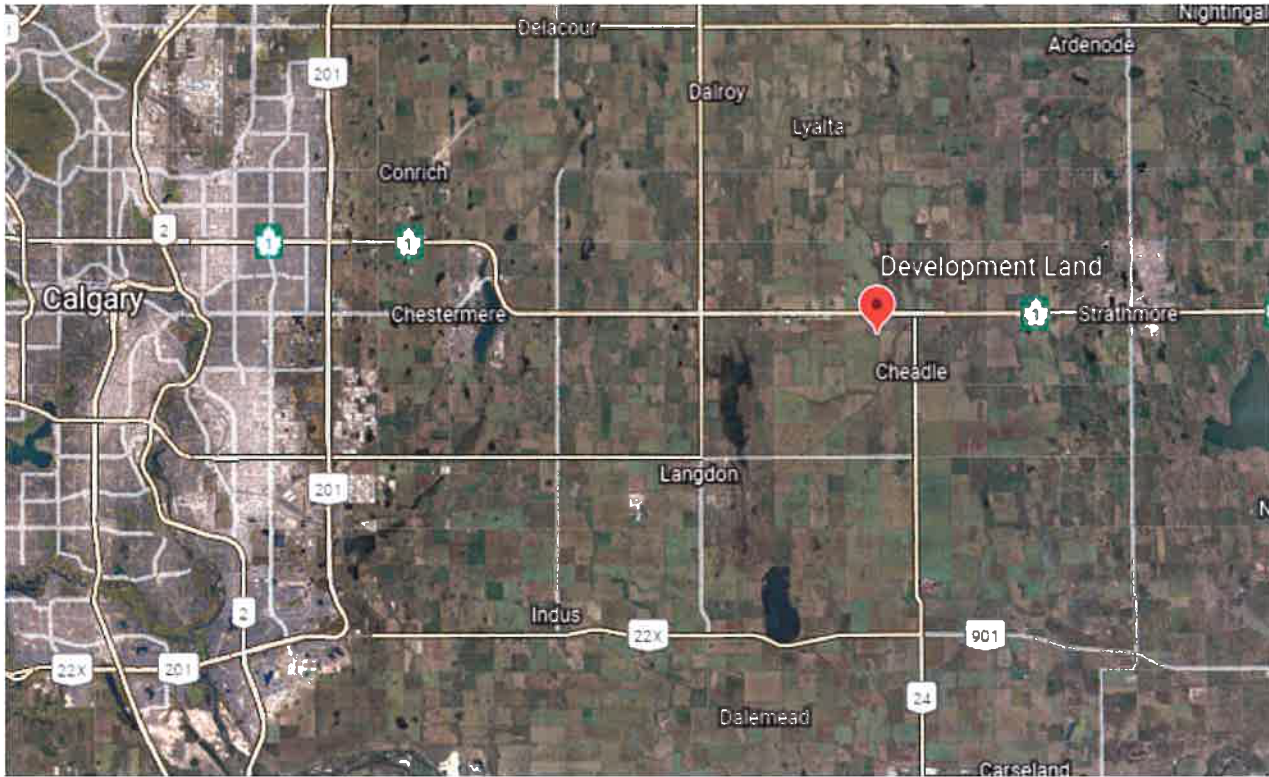
241002 RANGE ROAD 263
ALBERTA

Land use change had been approved to IG (Industrial General) allowing for light and medium industrial for this 10 acres of land. This piece of land located on Range Road 263 south of Hi-Way 1 within the West Highway 1 area structure plan for Wheatland County. This would be a perfect location for RV storage or up to 100,000 sqft building.

Permitted Uses		
Accessory Building / Structure	Food and Beverage Production	Signs not requiring a Development Permit ¹
Agricultural Operation	Greenhouse, Public	Solar Panel, Ground Mount & Structure Mount ¹
Agricultural Processing - Minor	Industrial, Light	Stripping and Grading ¹
Agricultural Support Services	Office	Stockpile
Cannabis Production Facilities (Only considered within the WHIASP)	Outdoor Storage	Veterinary Clinic
Commercial Storage	Recreational Vehicle Storage	Warehouse Storage
Contractor Service	Service Station	WECS (Category 1) ¹
Essential Public Service	Shipping Container	WECS (micro) ¹
Discretionary Uses		
Agricultural Processing - Major	Dwelling, Employee	Tower
Auction Mart	Industrial, Medium	Warehouse Sales
Automotive and Equipment Services	Mechanical Repair Shop	Work Camp
Composting Facility	Signs requiring a Development Permit [^]	

AREA MAP

241002 RANGE ROAD 263
ALBERTA



DRIVING DIRECTIONS

From Strathmore (9 min)

- Head West on Tran-Canada Hwy/AB-1 W towards W Ridge Rd
- Turn Left onto Range Rd 263

From Calgary City Limits (17 min)

- Head East on Tran-Canada Hwy/AB-1 W
- Turn Right onto Range Rd 263



WHEATLAND COUNTY

Where There's Room to Grow

July 07, 2020

File #: LU2020-10
Bylaw #: 2020-20

RE: Redesignation Application - SE-9-24-26-W4

Please be advised that the following has occurred with regards to your application:

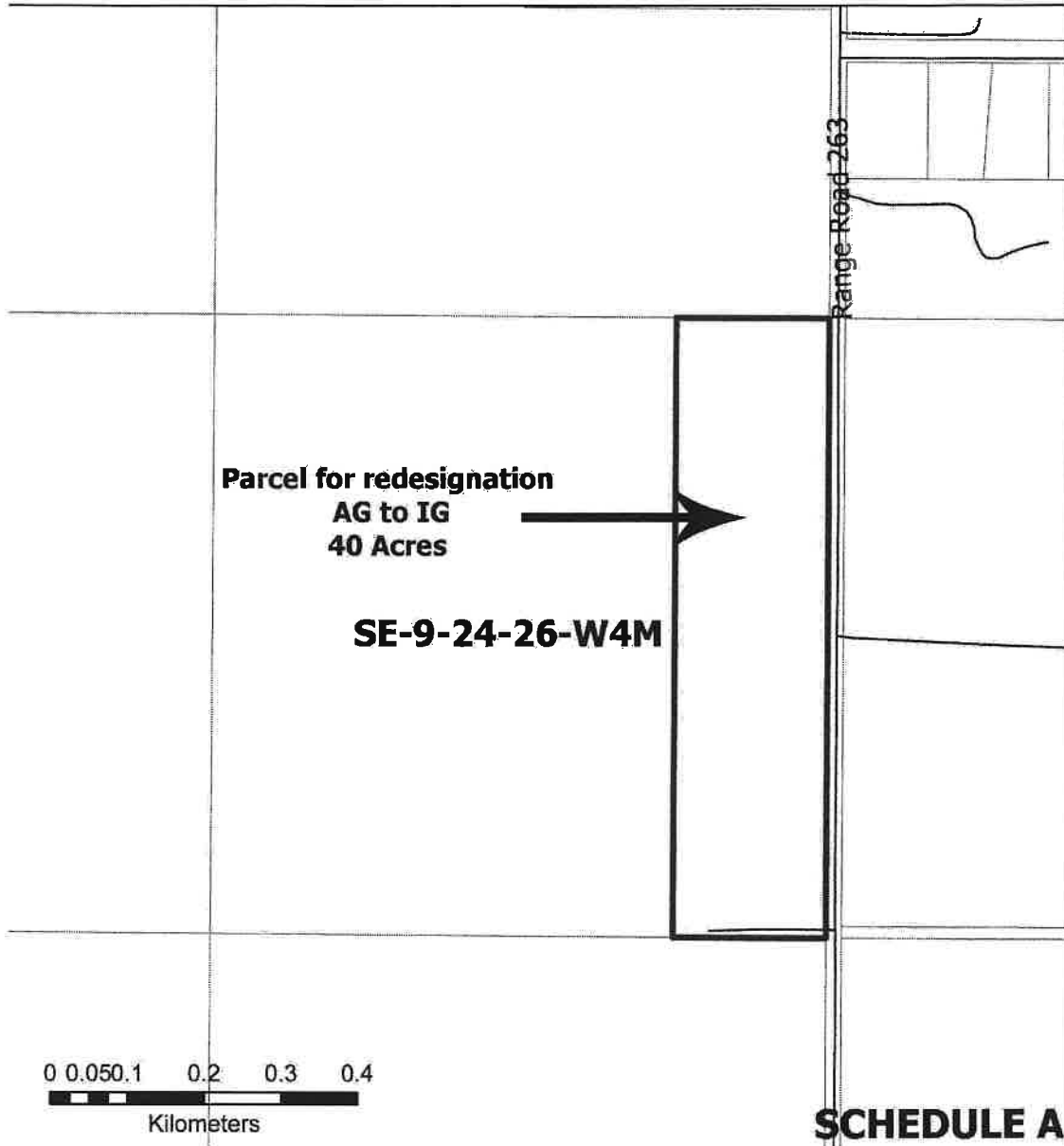
- Wheatland County Council granted 1st Reading to Bylaw 2020-20 on June 02, 2020.
- A Public Hearing was held on July 07, 2020.
- Wheatland County Council granted 2nd and 3rd (Final) Reading to Bylaw No. 2020-20 on July 07, 2020.

In accordance with Bylaw No.2020-20 your property containing +/-40.00 Acres within SE-9-24-26-W4 has now been officially redesignated to: Industrial General (IG) District.

Sincerely,

Megan Williams, BCD
Planner II

APPENDIX



WHEATLAND COUNTY

File #: LU2020-10

Legal Description: SE-9-24-26-W4

Bylaw #: 2016-01

Title Area: +/- 40.00 Acres

Redesignate From: Agricultural General (AG) District

Redesignate to: Industrial General (IG) District

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