

FOR SALE

10 ACRES OF INDUSTRIAL LAND

Wheatland County, AB



Lead Agents:

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VENDOR MAY CONSIDER SUBDIVING INTO TWO 5-ACRE PARCELS



PROPERTY DETAILS

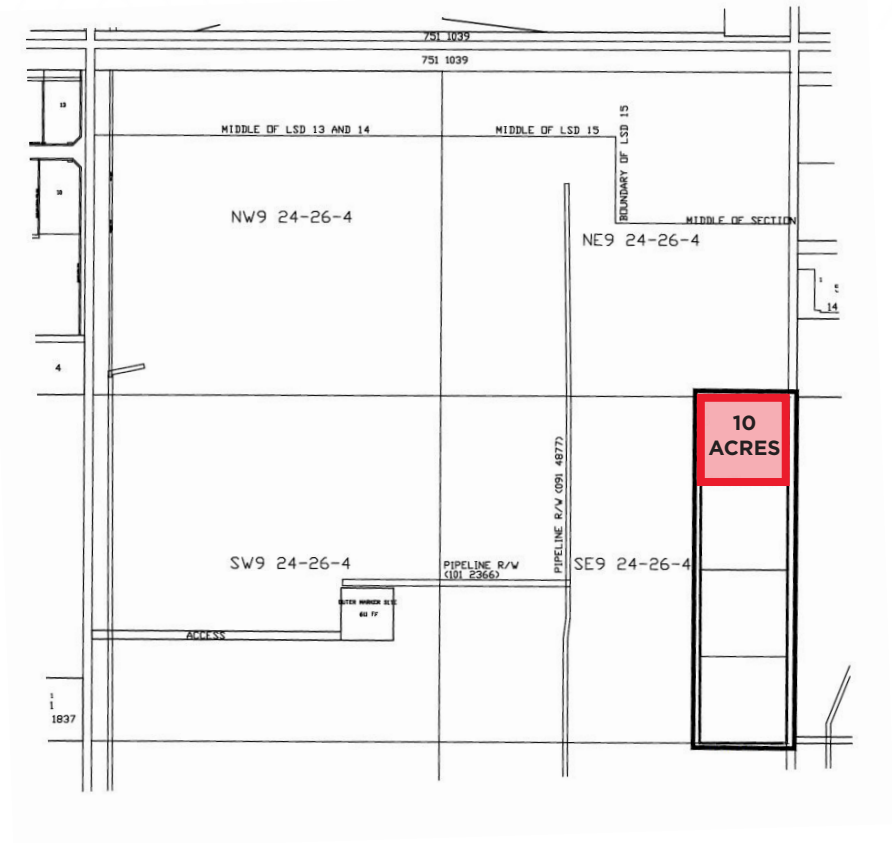
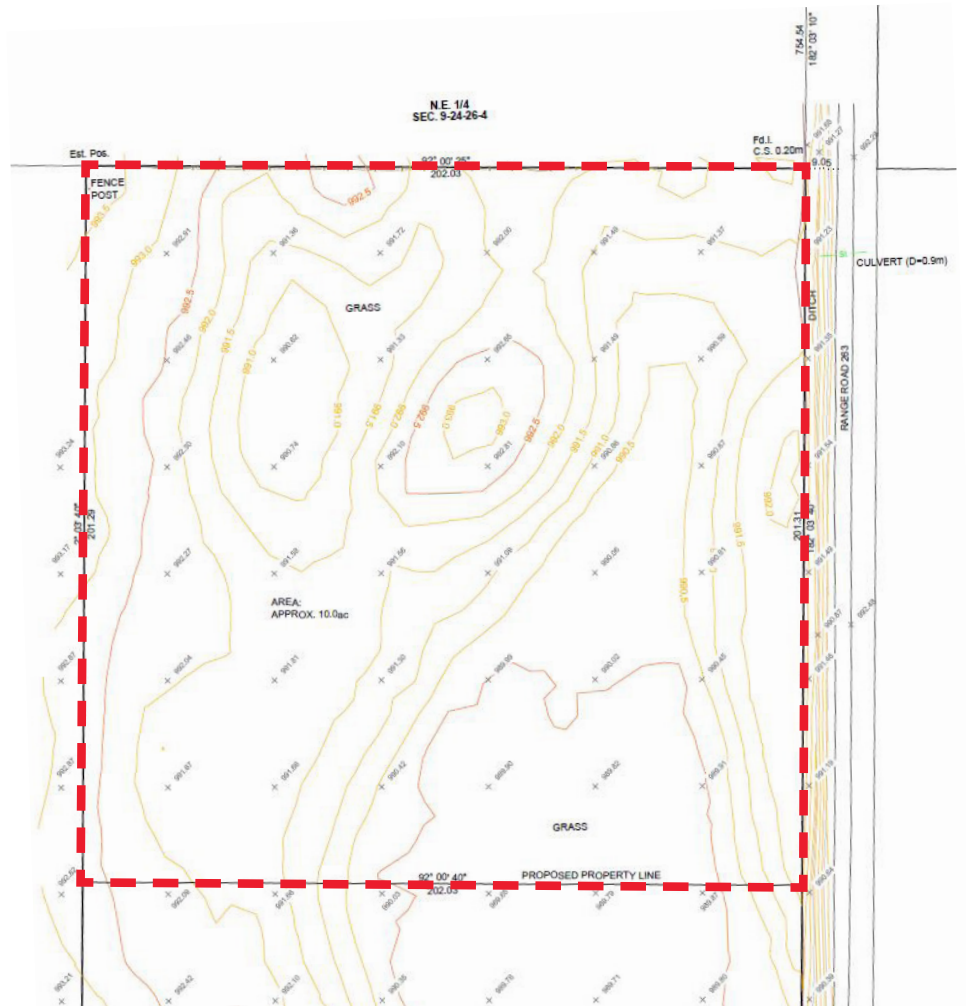
District:	Wheatland County
Legal Description:	Meridian 4, Range 26, Township 24, Section 9 (the east halves of legal subdivisions 1 & 8 in the SE quarter)
Site Size:	10 Acres (to be subdivided); Vendor may consider subdividing into two 5-acre parcels, subject to county approval and at the Vendor's discretion
Zoning:	I-G (Industrial General)
Sale Price:	\$1,025,000 (\$102,500 per acre)
Available	Upon completion of subdivision

HIGHLIGHTS

- Located in Wheatland County's West Highway 1 ASP and directly adjacent to De Havilland Field's Cell 2 Development
- Wetland assessment and other reports have been completed for the lands
- Lands are 800m south of the TC-1 (Trans Canada Highway)
- Industrial zoned and allows for a wide variety of uses
- Low property tax and no business taxes
- Proximity to future CP and existing CN intermodals



SITE PLAN



*Not to scale, not exactly as shown.

DE HAVILLAND FIELD

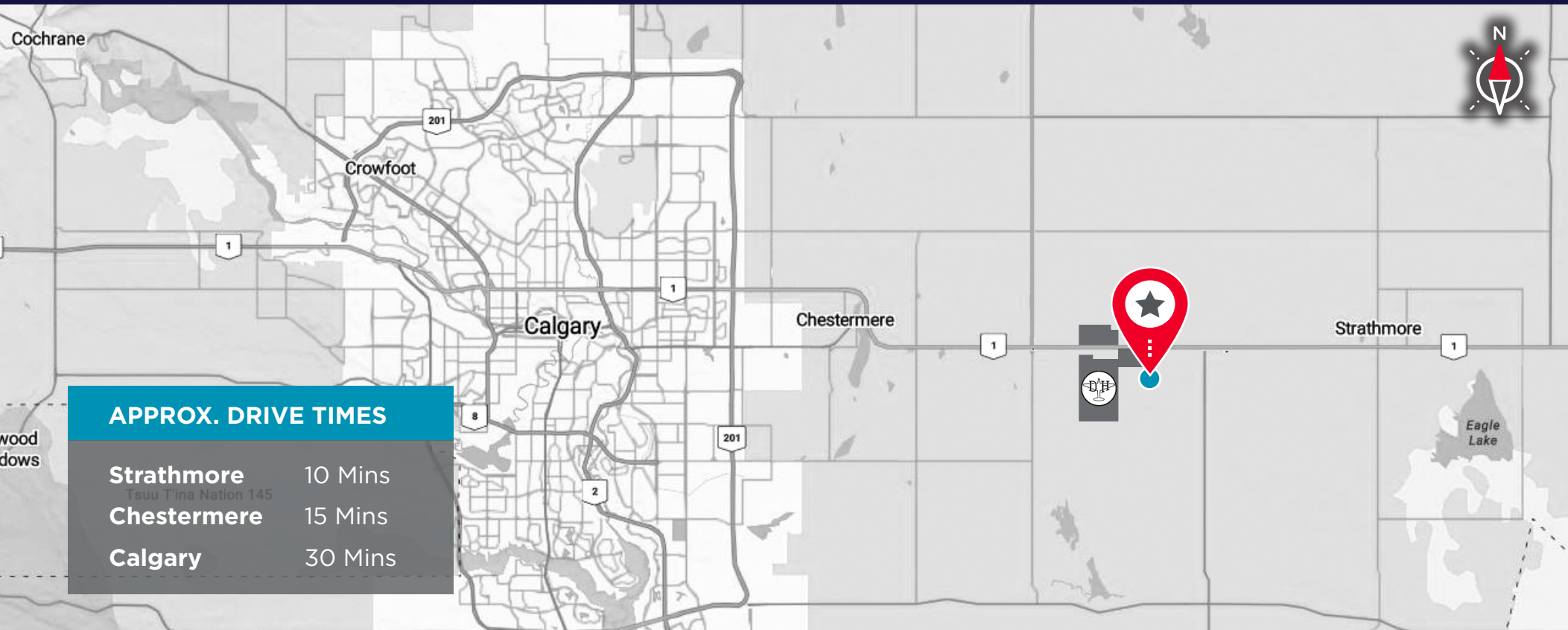


The subject property is located directly adjacent to the future home of the De Havilland Field in Wheatland County.

The new aircraft manufacturing facility will consist of: a new, state-of-the-art aircraft assembly facility, runway, parts manufacturing and distribution centres and maintenance repair and overhaul centre.

Additionally, the De Havilland Field will provide educational space for training the workforce as well as general office buildings and a De Havilland Canada aircraft museum.

LOCATION MAP



For more information, please contact:

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