

780-228-2224 donna@donnawilson.ca

## **52 DURUM Drive Rural Wheatland County, Alberta**

MLS # A2233192



\$1,250,000

**Division: NONE** Lot Size: 3.00 Acres Lot Feat: -By Town: Langdon LLD: 7-24-26-W4 Zoning: I-G Water: See Remarks Sewer: **Utilities:** 

Electricity at Lot Line, Fiber Optics at Lot Line, Natural Gas at Lot Line, F

Strategically situated in Origin Business Park, this prime 3-acre commercial parcel offers exceptional highway exposure near the weigh scale. The park is ideally positioned close to the De Havilland manufacturing facility, Wheatland ASP, a gas station, and numerous amenities, making it an excellent location for businesses seeking high visibility and convenient access. Seller is motivated.