



INVESTOR OPPORTUNITY - FORMER SHRIMP FARM ±9,000 SF SPRUNG BUILDING

244029 Highway, Rural Wheatland County, AB T0J 0M0

**BUILDING CAN BE RECONFIGURED, OR ADDITIONAL FACILITIES
CAN BE ADDED TO THE ±8.59 ACRES INCLUDED IN THE SALE.**

PROPERTY HIGHLIGHTS

- There is a tenant ready to sign a long-term lease at \$12,000 per month. In addition, a separate tenant would like to rent part of the open space for storage.
- Sprung tension fabric buildings are extremely strong and versatile and considered state-of-the-art buildings designed for multiple uses. Devotees include Elon Musk for his Tesla model 3 general assembly plant. Other notable uses include bitcoin mining, Denver airport hangars, public works etc.
- Direct access to Trans Canada Hwy 1
- 5 kilometers from Strathmore
- Power 225 kVA, 120/208 Overhead transformer.
- Back-up power: 165 kW Natural Gas Generator package. 20' sea container, automatic transfer switch and battery included.



STARTING BID:
\$900,000

Suggested Value:
\$1,900,000

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.

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