



E M M A | Z H A N G
R E A L E S T A T E

253051A RANGE ROAD 253

EXCEPTIONAL OPPORTUNITY KNOCKS!



HOME, LAND
& BUSINESS
OFFERED
FOR SALE!

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 253051A Range Road 253

BUILDING TYPE: Free-Standing, Manufacturing, Mixed Use, Office Building, Warehouse

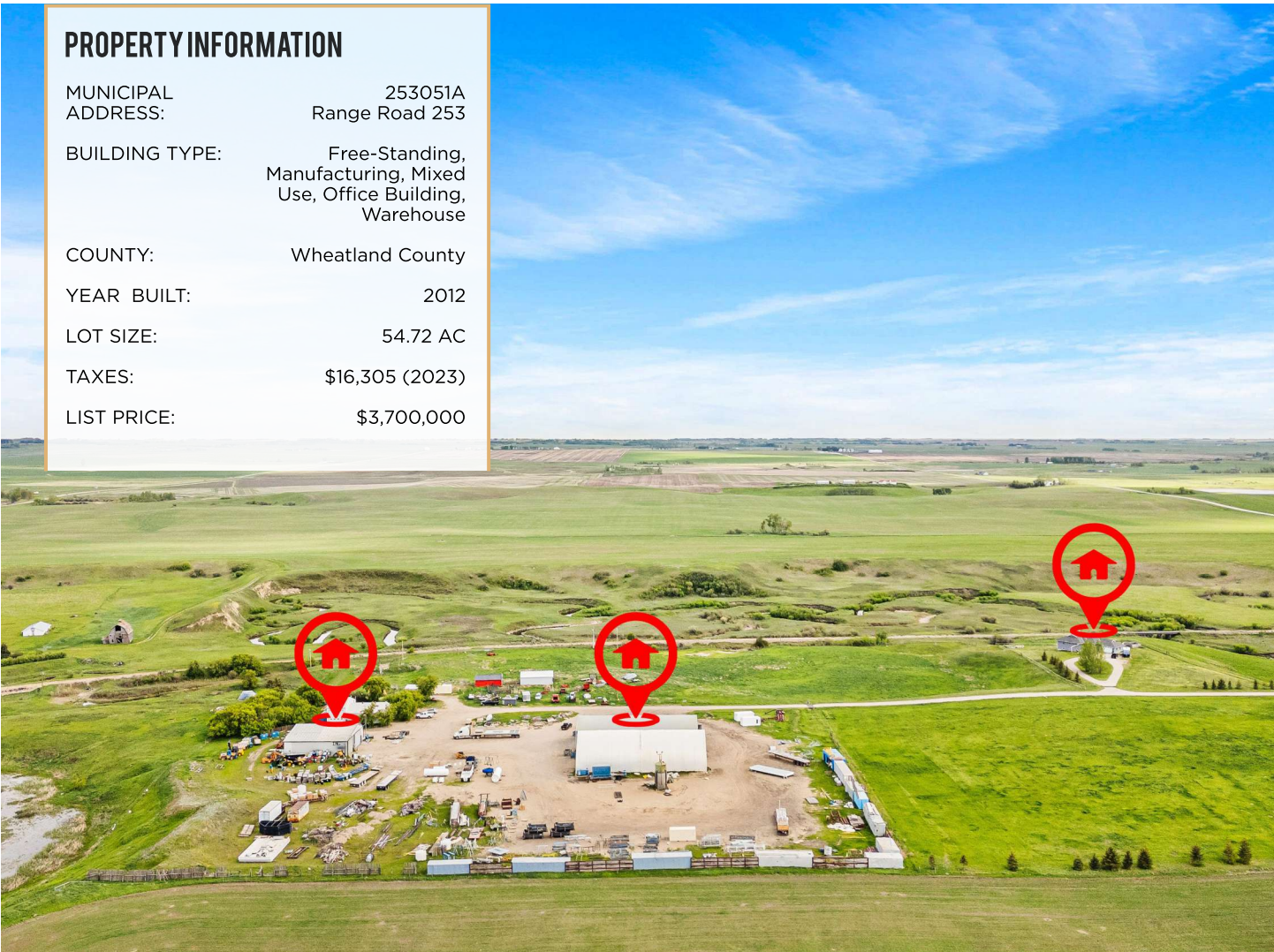
COUNTY: Wheatland County

YEAR BUILT: 2012

LOT SIZE: 54.72 AC

TAXES: \$16,305 (2023)

LIST PRICE: \$3,700,000





PROPERTY INFORMATION

HOME, LAND & BUSINESS OFFERED FOR SALE exceptional opportunity to own a versatile 54.72-acre property located in the picturesque Wheatland County.

This expansive estate offers a unique blend of residential comfort & industrial use, making it an ideal investment for diverse needs.



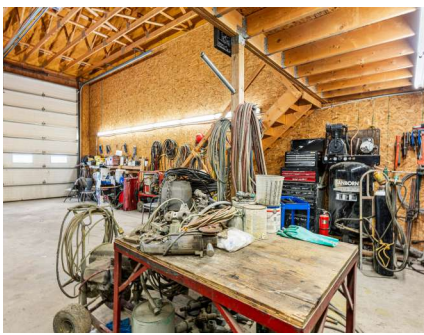
PROPERTY INFORMATION

This property also includes 5 acres of prime industrial land with a successful sandblasting & coating business, The industrial portion of the property is equipped with building structures (60* 120 Shop building, 8 steel storage building, 64* 120 Econo Truss Building, 40* 60 Shop, 40*40 office building with 20*40 attached service bay & much more). Chattel list available upon request. These buildings are ideal for storage, manufacturing, workshops, or other commercial activities with a leading provider of professional surface preparation & coating services.



PROPERTY INFORMATION

Wheatland Blasting successfully has been operating since 2001 which is included in the sale price generating \$2.5M - \$3M in gross revenue annually including all assets, equipment as well as extensive client list including the City of Calgary. The land is well-supported by essential infrastructure, including robust power supply, water access & convenient road connections, ensuring smooth & efficient operations for industrial activities.





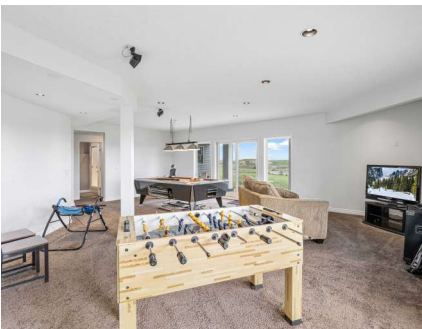
PROPERTY INFORMATION

This property benefits from a strategic location with easy access to major highways & transport links. The mixed-use nature of this property makes it a highly versatile investment, suitable for various purposes, This gem is truly a rare find, offering a unique combination of residential comfort & industrial utility.



PROPERTY INFORMATION

The property features a detached residential walk-out bungalow built in 2008 which offers 5 bedrooms & 3 bathrooms, a large living area & a well-equipped kitchen, all thoughtfully laid out to maximize space & functionality.



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& BUSINESS
OFFERED
FOR SALE!**



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Don't miss the chance to own this exceptional business & property. Contact us today for more information or to schedule a viewing & explore all that this remarkable property and business has to offer. Much more information available upon request.

Gary Heald
REAL ESTATE

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