



**AVISON  
YOUNG**

# INDUSTRIAL | FOR SALE

241008 RR 233 Wheatland County, AB

**Get more information**

**David Jantzie**, Principal, SIOR  
+1 587 892 2291  
[david.jantzie@avisonyoung.com](mailto:david.jantzie@avisonyoung.com)

**Tristan Starzynski**, Associate  
+1 403 966 7894  
[tristan.starzynski@avisonyoung.com](mailto:tristan.starzynski@avisonyoung.com)

**Tyler Wellwood**, Principal  
+1 403 232 4386  
[tyler.wellwood@avisonyoung.com](mailto:tyler.wellwood@avisonyoung.com)

**Cody Arseneault**, Associate  
+1 403 819 4400  
[cody.arseneault@avisonyoung.com](mailto:cody.arseneault@avisonyoung.com)



# Property overview

## ADDRESS

241008 RR 233, Wheatland County, AB  
T1P 1K1

## LEGAL DESCRIPTION

Plan 0510637, Block 1, Lot 1

## SITE SIZE

6.47 Acres

## BUILDING SIZE

±11,000 square feet (TBV)

## SERVICES

Limited services (Cistern and septic tanks)

## SITE COVERAGE

3.90%

## SALE PRICE

Market

## TAXES

\$8,663.19 (2024)

## ZONING

I-G (Industrial General)



**±11,000 SF STAND ALONE BUILDING WITH YARD FOR SALE**

## Property highlights

- Newer build
- Heavy power capability (7 megawatts TBV)
- Freestanding building
- Graveled yard
- Low site coverage
- Onsite storm pond
- Lack of inventory in surrounding area



**I-G**

Zoning



**6.47**

Site Size (Acres)

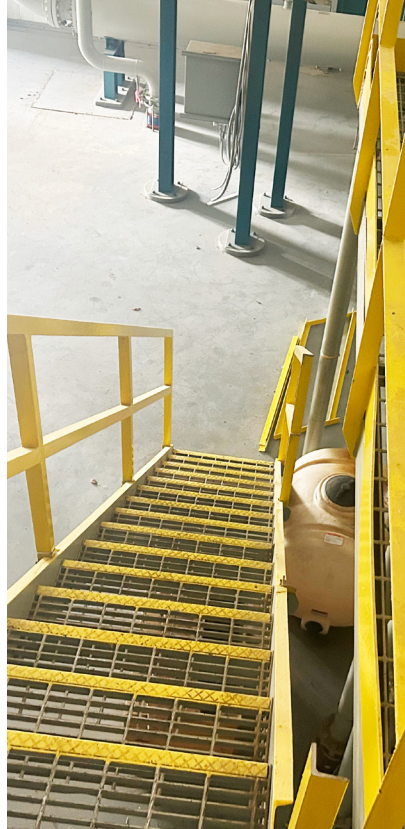


**±11,000**

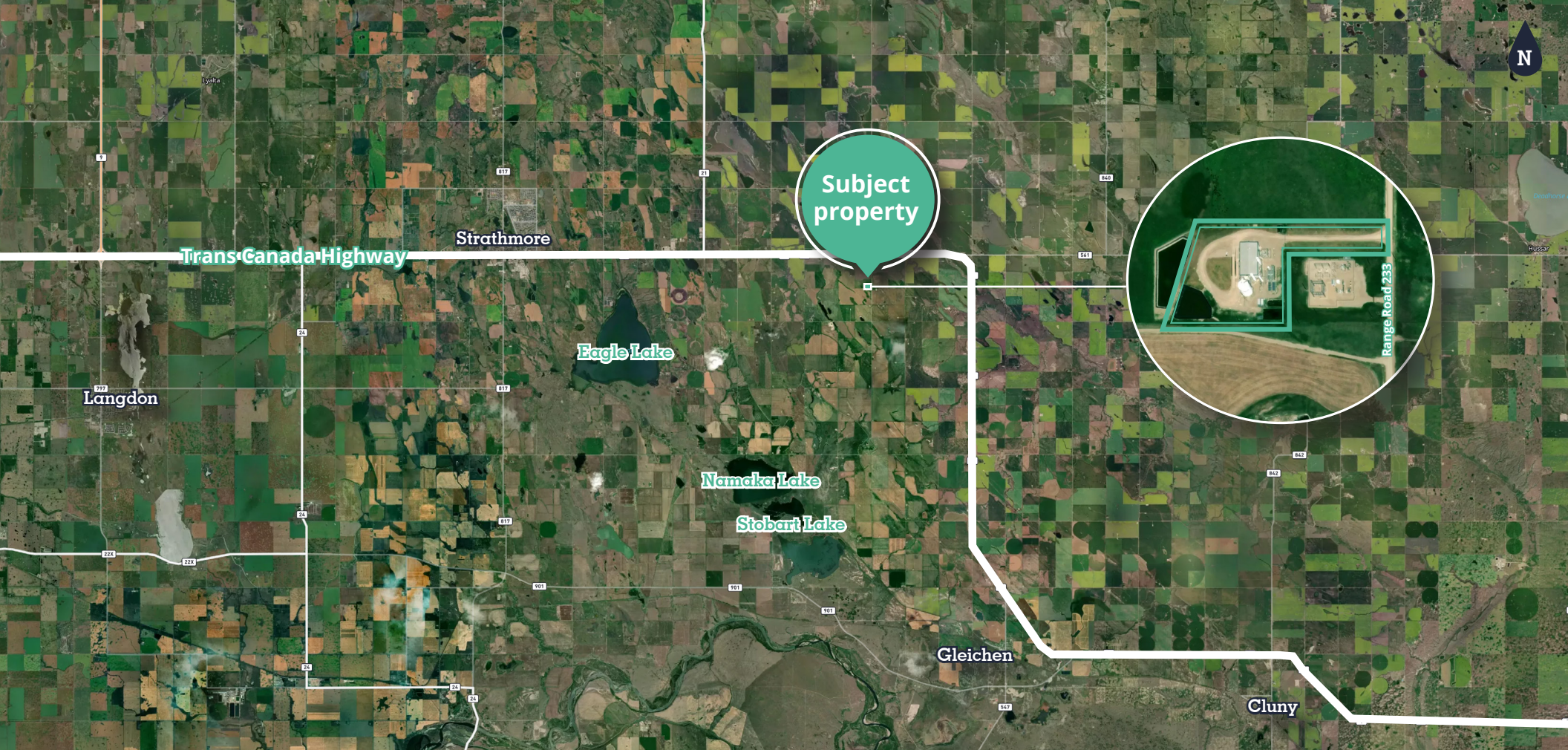
Building Size (sf)











## Get more information

**David Jantzie**, Principal, SIOR  
+1 587 892 2291  
[david.jantzie@avisonyoung.com](mailto:david.jantzie@avisonyoung.com)

**Tristan Starzynski**, Associate  
+1 403 966 7894  
[tristan.starzynski@avisonyoung.com](mailto:tristan.starzynski@avisonyoung.com)

**Tyler Wellwood**, Principal  
+1 403 232 4386  
[tyler.wellwood@avisonyoung.com](mailto:tyler.wellwood@avisonyoung.com)

**Cody Arseneault**, Associate  
+1 403 819 4400  
[cody.arseneault@avisonyoung.com](mailto:cody.arseneault@avisonyoung.com)

**Visit us online**  
[avisonyoung.com](https://avisonyoung.com)

© 2024. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082

**AVISON  
YOUNG**