



FOR SALE

52.34 ACRE INDUSTRIAL SITE---Goldfinch ASP - Wheatland County, Alberta  
Wheatland County, AB T0J 0V0

- Site Area: 52.34 acres +/-
- Price: \$3,490,000.00
- Power: 600 amp., 600 volt, 3-phase
- Signage: Excellent options available
- Zoning: Industrial General – see details in this brochure
- Site Improvements: Approx. 7 acres has been stripped, graded and compacted with an additional 3 acres stripped.
- Property Taxes: \$10,994.79 (2024)
- Legal Description: Plan 0911739, Block 1, Lot 1
- Potential Tenancy: Call lister for details regarding the existing business as a potential Tenant for a portion of the site
- Road Access: Just 0.6 km. of gravel off pavement with n road bans



Tyler Realty Corp. Ltd

201, 6628 Crowchild Trail SW Calgary, AB T3E 5R8

Phone: 403.253.0333

TYLERREALTY.COM



# Executive Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	\$3,490,000
<b>Legal Description:</b>	Plan 0911739, Block 1, Lot 1
<b>Lot Size:</b>	52.34 Acres +/-
<b>Zoning:</b>	Industrial General – see details in this brochure
<b>Power:</b>	600 amp., 600 volt, 3-phase

## PROPERTY OVERVIEW

### Highlights:

- Just 16 km. SE of Langdon and 27 km. from Stoney Trail
- The Goldfinch ASP is poised for further industrial development growth in line with Alberta's improving economy
- Serving a strong surrounding agricultural sector

## PROPERTY HIGHLIGHTS

- \$210 million CGC (drywall plant) now under construction 2.5 miles east of the subject lands
- Site Improvements: Approx. 7 acres has been stripped, graveled and compacted with an additional 3 acres stripped.
- Elevator equipment, bins, etc. not included – operator may consider staying as a Tenant (call Lister)
- Property Taxes: \$10,994.79 (2024)
- Potential Tenancy: Call lister for details regarding the existing business as a potential Tenant for a portion of the site
- Road Access: Just 0.6 km. of gravel off pavement with no road bans
- Drilled water well



### Dan Shute

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#### General Disclaimer

The information has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt the accuracy, however we are unable to guarantee it. All quoted prices and/or rates do not include the Goods and Services Tax. (All properties subject to change and/or withdrawal without notice).



# Additional Photos



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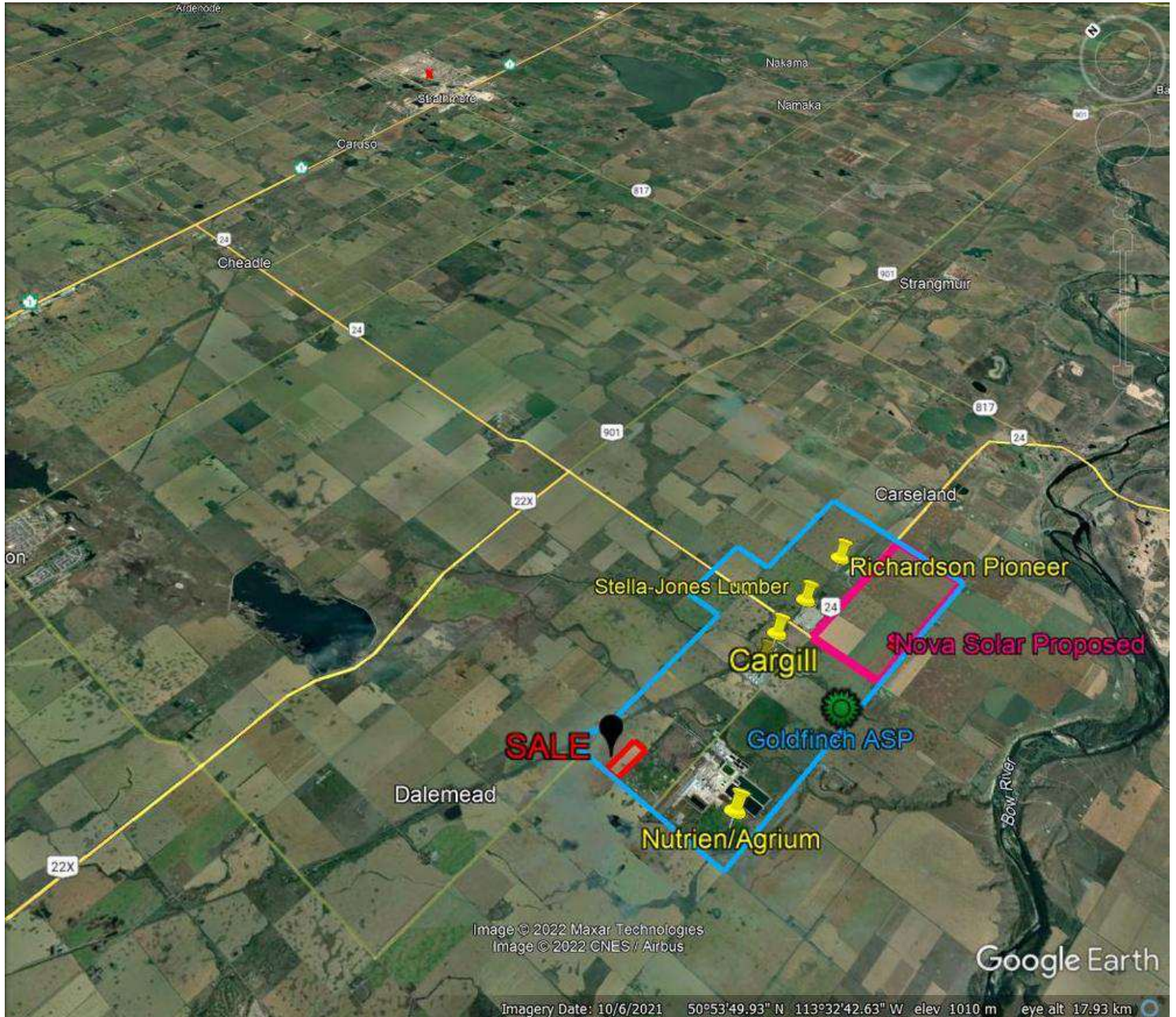
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# Goldfinch ASP - Major Industries



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# Industrial General District (IG)

## 9.5 Industrial General District (IG)



### Purpose and Intent

The purpose is to provide for light or medium industrial development that has minimal to no impact on adjacent landowners in terms of a nuisance effect.

### Permitted and Discretionary Uses

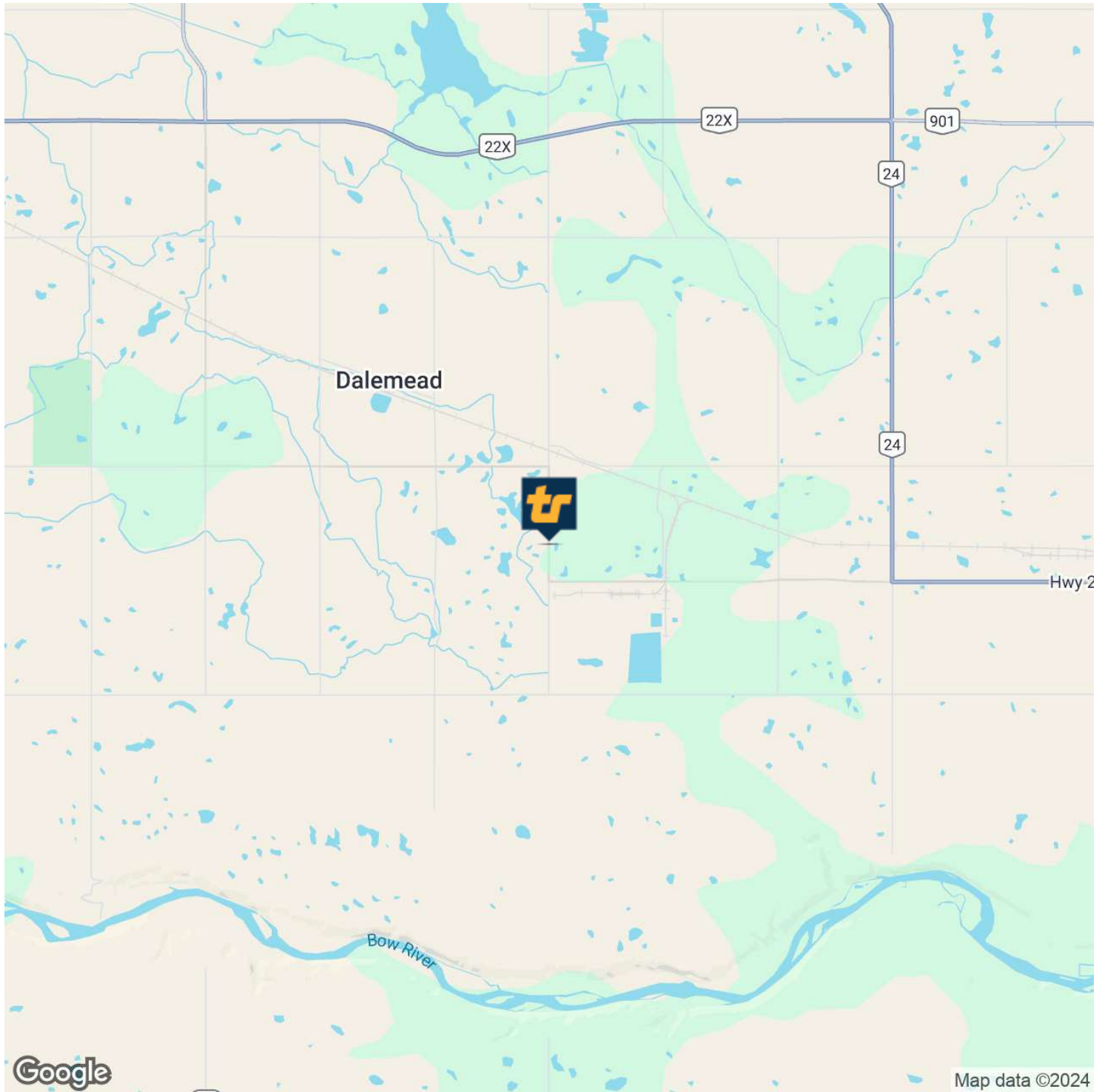
- a) The following uses shall be permitted or discretionary with or without conditions provided that the application complies with the regulations of this district and this Bylaw:

Permitted	Discretionary
Accessory Building / Structure	Agricultural Processing - Major
Agricultural Operation	Auction Mart
Agricultural Processing - Minor	Automotive and Equipment Services
Agricultural Support Services	Composting Facility
Cannabis Cultivation	Dwelling, Employee
Cannabis Production Facilities	Industrial, Medium
Commercial Storage	Mechanical Repair Shop
Contractor Service	Signs requiring a Development Permit <sup>1</sup>
Essential Public Service	Solar Facility <sup>2</sup>
Food and Beverage Production	Tower
Greenhouse, Public	Warehouse Sales
Industrial, Light	WECS (Category 2) <sup>2</sup>
Office	
Outdoor Storage	
Recreational Vehicle Storage	
Service Station	
Shipping Container	
Signs not requiring a Development Permit <sup>1</sup>	
Solar Panel, Ground Mount <sup>1</sup>	
Solar Panel, Structure Mount <sup>1</sup>	
Stripping and Grading <sup>2</sup>	
Stockpile	
Veterinary Clinic	
Warehouse Storage	
WECS (Category 1) <sup>1</sup>	
WECS (micro) <sup>1</sup>	

- Notes: 1 - See Development Permits Not Required Section  
2 - See Specific Use Regulations Section  
^ - See Signage Section for Signage that does not require a permit



# Location Map



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