



Future Industrial Land
2,200 s.f. House with 2,300 s.f. Shop on 12.55 acres

FOR SALE

221083 Range Road 270
Wheatland County



ROMAN
Real Estate

Contact

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BUILDING PLANS



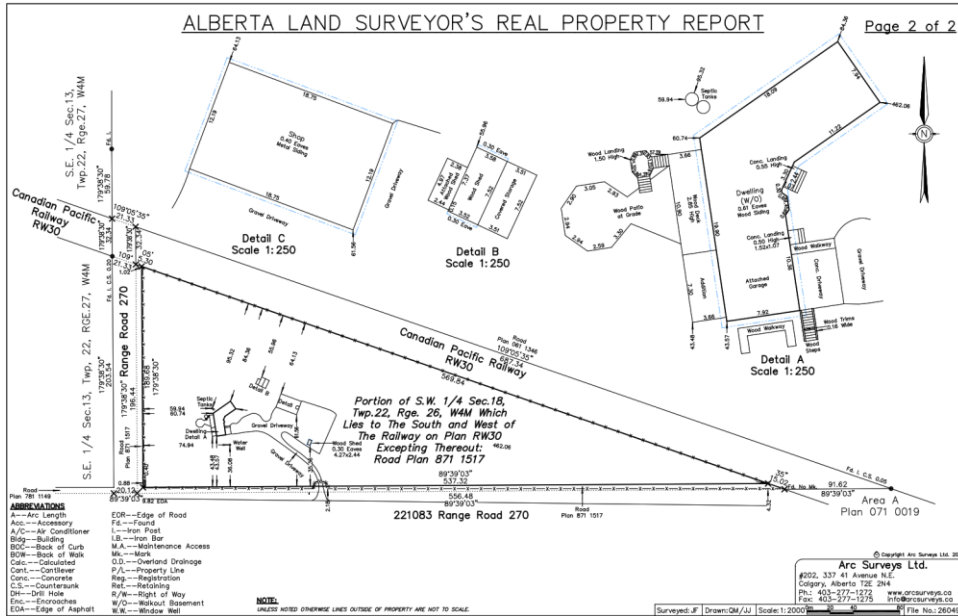
RESIDENTIAL & COMMERCIAL FLEXIBILITY

IDEAL FOR INDUSTRIAL REDEVELOPMENT

DISCOVER A PRIME INVESTMENT OPPORTUNITY – Located within the Goldfinch Industrial Area Structure Plan, this 12.55-acre parcel in Wheatland County is ideal for industrial development. The current designation supports a transition to ‘Industrial,’ suitable for a range of commercial uses. The site includes a 59’ x 39’ shop with overhead doors, radiant heat, a loft with a 2-piece bathroom for operations, manufacturing, or storage. An updated residence provides comfortable accommodations for owners or staff, featuring spacious bedrooms, modern bathrooms, ample storage, and a finished basement for recreational or office space. The fully fenced, well-maintained grounds offer privacy and security, with mature trees, a covered patio, staff gathering area, and an oversized heated double garage. Recent upgrades include a new well pump, H2O tank, serviced HVAC, new shingles, updated windows, and a newer furnace. A \$14,500 paint credit allows for customization. The property’s flexible facilities and location support a variety of industrial businesses and future expansion.

Address:	221083 Range Road 270, Wheatland County AB
Legal Address:	SW-18-022-26-W4
Zoning:	AG – Agricultural General
Servicing:	Partially Serviced with gas and electricity. Well water, 50 gallon H2O tank, septic tank
Available:	Summer 2026
Taxes:	\$ 5,765.00 (2025)
Sale Price:	\$ 1,499,900.00

SITE PLAN



PROPERTY DETAILS

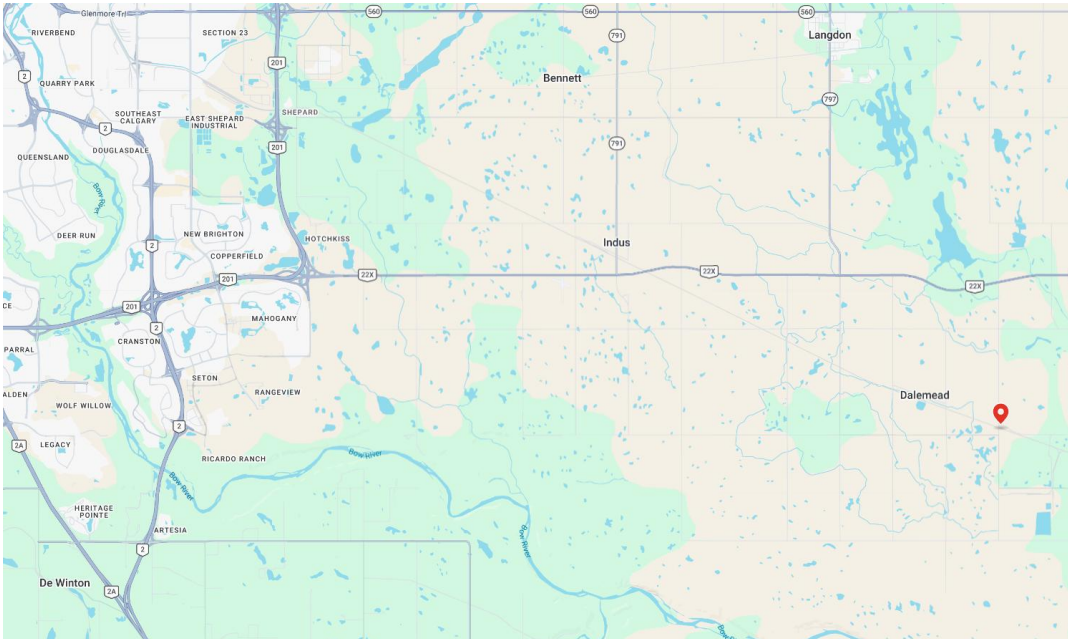
FEATURES

House:	Main:	2,200 s.f. +/-
	Basement developed:	2,114 s.f. +/-
	Basement undeveloped:	693 s.f. +/-
	Total:	5,008 s.f. +/-
Shop:		2,300 s.f. +/-
Loading:		(3)' drive in
Barn:	Playhouse	105 s.f. +/-
	Barn:	230 s.f. +/-
	Barn loft:	230 s.f. +/-
Site:		12.55 acres

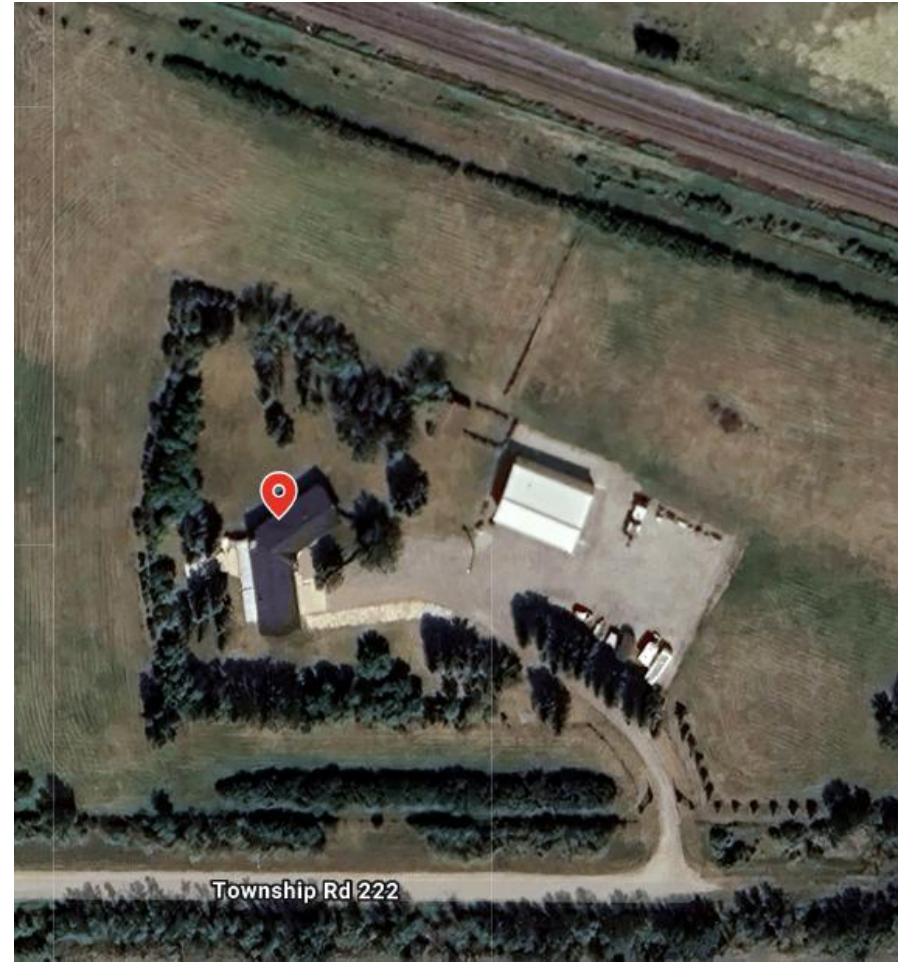




PROPERTY LOCATION



Roman Real Estate (2009) Ltd. have obtained this information from sources deemed reliable and while thought to be correct, have not been verified. We do not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



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