\$70,140 - Lot 6 300 Industrial Road, Drumheller

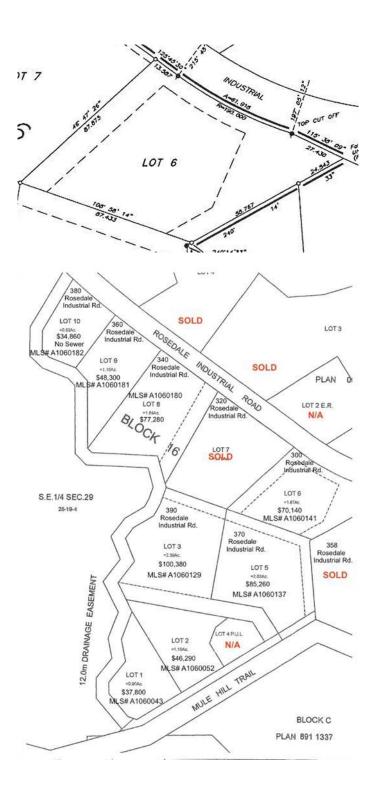
MLS® #A2101519

\$70,140

0 Bedroom, 0.00 Bathroom, Land on 1.67 Acres

Downtown, Drumheller, Alberta

The Rosedale Industrial Park Subdivision has already seen development. Excellent location approximately 10 km from the intersection of Highway 9 & 10 and approximately 6 km from Drumheller city center. If you combine this lot with others that total over 2 acres, you may be eligible for a 10% discount. Services to the property line: Water, electricity, and natural gas. Direct connection to sanitary sewer from the property line is available. Ask your agent about tax incentives. ***Residential uses not allowed on this land*** FOR SALE - LOT 6 = 1.67 Acres LEGAL DESCRIPTION: Lot 6 Block 16 Plan 0614150. Roll: 19060604 | 2024 taxes: \$\$1,396.00 | Lot size: 1.670 Acres | Land Use / Zoning: ED | Title number: 061 478 257 +4 LINC Number: 0032 045 891 | non financial encumbrances: 811 117 857 23/06/1981 UTILITY RIGHT OF WAY **GRANTEE - ICG UTILITIES** (PLAINS-WESTERN) LTD. 941 151 458 09/06/1994 CAVEAT RE: RIGHT OF WAY AGREEMENT 061 478 259 17/11/2006 EASEMENT. Buyer must fill out a development permit application sheet as part of the offer outlining what they will build, who their contractor is, and outline the timeline that starts substantial construction within 8 months and completes construction with 24 months. Offers must be left open for 3 weeks from the date submitted.



Essential Information

MLS® # A2101519

Price \$70,140

Bathrooms 0.00

Acres 1.67

Type Land

Sub-Type Commercial Land

Status Active

Community Information

Address Lot 6 300 Industrial Road

Subdivision Downtown
City Drumheller

County Drumheller

Province Alberta
Postal Code T0J 0Y0

Exterior

Lot Description Irregular Lot, See Remarks

Additional Information

Date Listed January 13th, 2024

Days on Market 646 Zoning ED

Listing Details

Listing Office Century 21 Masters

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