\$85,260 - Lot 5 370 1 Street North Road, Drumheller

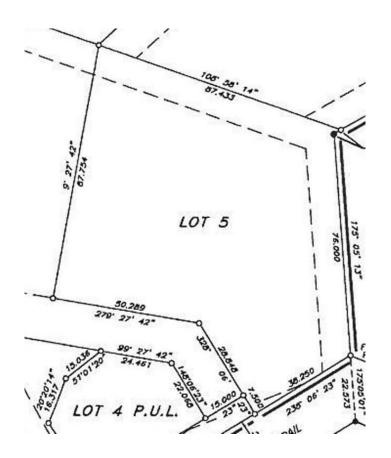
MLS® #A2101926

\$85,260

0 Bedroom, 0.00 Bathroom, Land on 2.03 Acres

Downtown, Drumheller, Alberta

2.03 ACRES on LOT 5 in the ROSEDALE INDUSTRIAL PARK! This property should qualify for a 10% discount for being over 2.0 acres. Located approximately 10 km from the intersection of Highway 9 & 10 and approximately 6 km from Drumheller city center. This Subdivision has already seen development. Legal: Lot 5, Block 16, Plan 0614150. Lot Area is subject to an easement by the Town of Drumheller. Lot will have water, electricity, and natural gas servicing to the property line. Direct connection to sanitary sewer from the property line is available. Ask your agent about tax incentives. ***Residential uses not allowed on this land*** Roll: 19060505 | 2023 taxes: \$0 | Lot size: 2.030 Acres | Land Use / Zoning: ED | Title number: 061 478 257 +3 LINC Number: 0032 045 883 | 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®# A2101926

\$85,260 Price

Bathrooms 0.00 Acres 2.03

Type Land

Sub-Type Commercial Land

Active Status

Community Information

Address Lot 5 370 1 Street North Roa

Subdivision Downtown City Drumheller County Drumheller

Province Alberta Postal Code T0J 0Y0

Exterior

Lot Description Irregular Lot, See Remarks

Additional Information

January 16th, 2024 **Date Listed**

Days on Market 602

Zoning ED

Listing Details

Listing Office Century 21 Masters

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