

# \$30,800 - 604 1 Avenue Ne, Vulcan

MLS® #A1259579

**\$30,800**

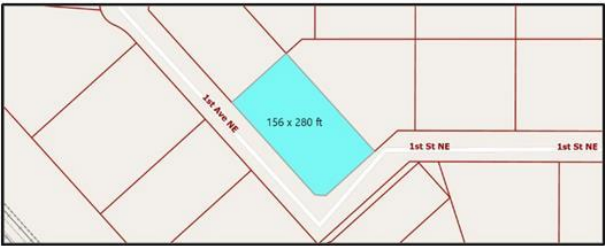
0 Bedroom, 0.00 Bathroom,  
Land on 1.00 Acres

NONE, Vulcan, Alberta

Large corner industrial lot for sale in the Town of Vulcan Industrial Subdivision. Here is an opportunity to purchase one, or more industrial lots, at an affordable price to set up your business. Term of sale - within 12 months from the closing date, a development agreement is to be completed, and construction on the property shall commence within 12 months of the date of the execution of the development agreement.

### Property Report

September 29, 2022



Roll Number:	090100	Mailing Name 1:	THE TOWN OF VULCAN
Owner 1:	THE TOWN OF VULCAN	Mailing Name 2:	
Owner 2:		Mailing Address 1:	BOX 360
Civic Address:	604 1 AVE NE	Mailing Address 2:	
Land Use Dist:	INDUSTRIAL I-1	City:	VULCAN
Unit/Trailer No:		Province/State:	AB
Lot:	8	Country:	CANADA
Block:	73	Postal Code:	T0L2B0
Plan:	8610505	Zip Code:	
Legal Desc:		Area (m2):	4042.55
Linc No:	0014110027	Perimeter (m):	262.87
Title No:	211256199004	Total Assessed:	15000

Long Legal Description:

PLAN 8610505  
BLOCK 73  
LOT 8  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 0.405 HECTARES (1 ACRES) MORE OR LESS  
ATS REFERENCE: 4,24;17-5;NE

## Essential Information

MLS® #	A1259579
Price	\$30,800
Bathrooms	0.00
Acres	1.00
Type	Land
Sub-Type	Industrial Land
Status	Active

## Community Information

Address	604 1 Avenue Ne
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

## Additional Information

Date Listed	October 1st, 2022
-------------	-------------------



Days on Market	1029
Zoning	Industrial

## **Listing Details**

Listing Office	MAGNUSON REALTY LTD
----------------	---------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.