

\$34,860 - Lot 10 380 Industrial Road, Drumheller

MLS® #A2101518

\$34,860

0 Bedroom, 0.00 Bathroom,

Land on 0.83 Acres

Downtown, Drumheller, Alberta

Excellent opportunity in the community of Rosedale Industrial Park, 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. Lot will have water, electricity, and natural gas servicing to the property line. Requires on site storage and pump system. Ask your agent about tax incentives.

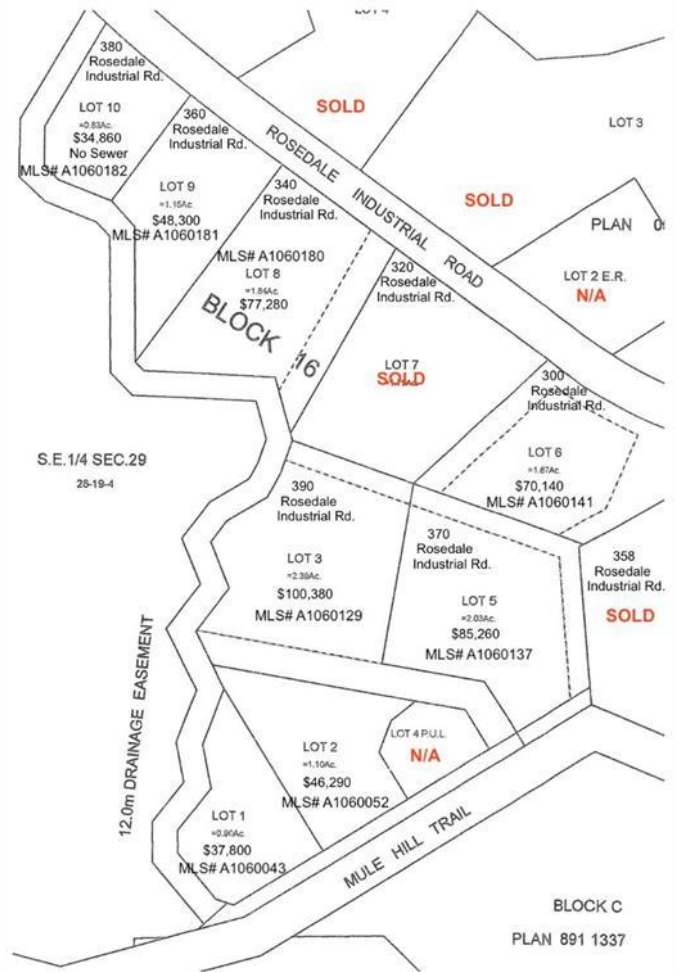
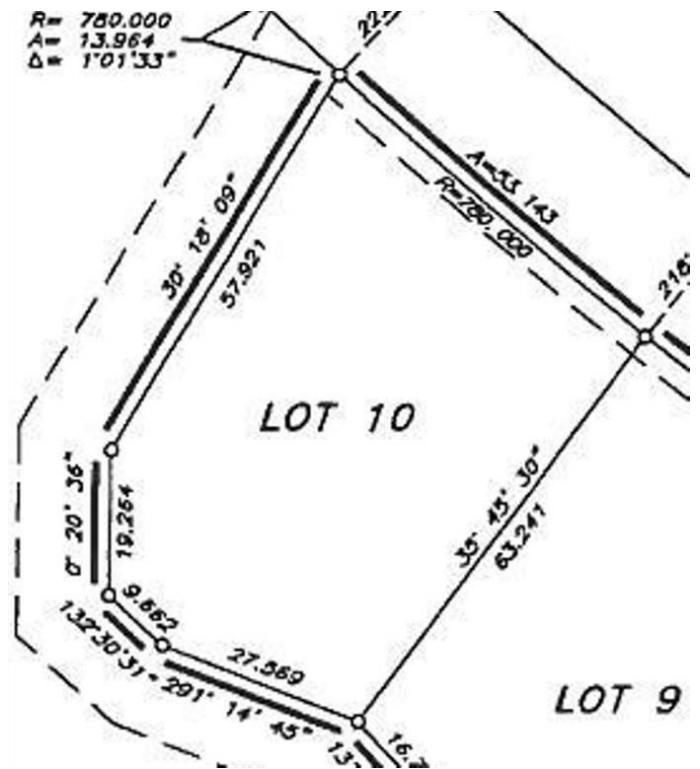
Residential uses not allowed on this land

Lot 10 is 0.83 Acres. Legal Description: Lot 10 Block 16 Plan 0614150 Roll: 19061000 | 2024 taxes: \$698.00 | Lot size: 0.830 Acres | Land Use / Zoning: ED | Title number: 061 478 257 +8 LINC Number: 0032 045 933 | 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® #

A2101518



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|-----------|-----------------|
| Price | \$34,860 |
| Bathrooms | 0.00 |
| Acres | 0.83 |
| Type | Land |
| Sub-Type | Commercial Land |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | Lot 10 380 Industrial Road |
| Subdivision | Downtown |
| City | Drumheller |
| County | Drumheller |
| Province | Alberta |
| Postal Code | T0J 0Y0 |

Exterior

| | |
|-----------------|----------------------------|
| Lot Description | Irregular Lot, See Remarks |
|-----------------|----------------------------|

Additional Information

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|----------------|--------------------|
| Date Listed | January 13th, 2024 |
| Days on Market | 523 |
| Zoning | ED |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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