



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

701 1 Avenue NE
Vulcan, Alberta

MLS # A1259538



\$36,300

| | | | |
|--|--------------------|--------------------|--------------------|
| Roll Number: | 090900 | 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: | 701 1 AVE NE | Mailing Address 2: | |
| Land Use Dist: | INDUSTRIAL I-1 | City: | VULCAN |
| Unit/Trailer No: | | Province/State: | AB |
| Lot: | 3 | Country: | CANADA |
| Block: | 74 | Postal Code: | T0L2B0 |
| Plan: | 8610505 | Zip Code: | |
| Legal Desc: | | Area (m2): | 6902.13 |
| Uinc No: | 0014114954 | Perimeter (m): | 375.77 |
| Title No: | 211256199003 | Total Assessed | 18000 |
| Long Legal Description: | | | |
| PLAN 8610505 BLOCK 74 LOT 3 EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 0.691 HECTARES (1.71 ACRES) MORE OR LESS ATS REFERENCE: 4:24;17.5NE | | | |

Division: NONE

Lot Size: 1.71 Acres

Lot Feat: -

By Town: -

LLD: 5-17-24-W4

Zoning: Industrial

Water: -

Sewer: -

Utilities: -

Industrial lot located in the northeast industrial park in the Town of Vulcan. There is opportunity to purchase one lot, or several lots in the area, at a price much lower than larger the city. 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.