



**GRASSROOTS**  
REALTY GROUP

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**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.