



**GRASSROOTS**  
REALTY GROUP

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**112 2 Street NE**  
**Vulcan, Alberta**

**MLS # A1259544**

**\$30,800**

Division: NONE

Lot Size: 1.01 Acres

Lot Feat: -

By Town: -

LLD: 5-17-24-W4

Zoning: Industrial

Water: -

Sewer: -

Utilities: -



|                         |                |                    |                |
|-------------------------|----------------|--------------------|----------------|
| Roll Number:            | 091200         | Mailing Name 1:    | TOWN OF VULCAN |
| Owner 1:                | TOWN OF VULCAN | Mailing Name 2:    |                |
| Owner 2:                | N/A            | Mailing Address 1: | BOX 360        |
| Civic Address:          | 112 2 ST NE    | Mailing Address 2: |                |
| Land Use Dist:          | INDUSTRIAL I-1 | City:              | VULCAN         |
| Unit/Trailer No:        |                | Province/State:    | AB             |
| Lot:                    | 6              | Country:           | CANADA         |
| Block:                  | 74             | Postal Code:       | T0L 2B0        |
| Plan:                   | 8610505        | Zip Code:          |                |
| Legal Desc:             |                | Area (m2):         | 4069.04        |
| Uinc No:                | 0014114987     | Perimeter (m):     | 268.95         |
| Title No:               | 911031763009   | Total Assessed:    | 15000          |
| Long Legal Description: |                |                    |                |
| PLAN 8610505            |                |                    |                |
| BLOCK 74                |                |                    |                |
| LOT 6                   |                |                    |                |

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.