



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
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**619 1 Avenue NE  
Vulcan, Alberta**

**MLS # A1259577**



**\$35,200**

Roll Number:	090800	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:	619 1 AVE NE	Mailing Address 2:	
Land Use Dist.:	INDUSTRIAL I-1	City:	VULCAN
Unit/Trailer No.:		Province/State:	AB
Lot:	2	Country:	CANADA
Block:	74	Postal Code:	T0L2B0
Plan:	8610505	Zip Code:	
Legal Desc.:		Area (m2):	6078.82
Line No.:	0014113708	Perimeter (m):	315.86
Title No.:	211256199002	Total Assessed:	17000

Division: NONE

Lot Size: 1.50 Acres

Lot Feat: -

By Town: -

LLD: 5-17-24-W4

Zoning: Industrial

Water: -

Sewer: -

Utilities: -

Long Legal Description  
PLAN 8610505  
BLOCK 74  
LOT 2  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 0.609 HECTARES (1.5 ACRES) MORE OR LESS  
ATS REFERENCE: 4:24:17:5:NE

One of the larger 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.