



**GRASSROOTS**  
REALTY GROUP

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

**604 1 Avenue NE**  
**Vulcan, Alberta**

**MLS # A1259579**



**\$30,800**

**Division:** NONE

**Lot Size:** 1.00 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** 5-17-24-W4

**Zoning:** Industrial

**Water:** -

**Sewer:** -

**Utilities:** -

Roll Number:	090100	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:	604 1 AVE NE	Mailing Address 2:	
Land Use Dist:	INDUSTRIAL I-1	City:	VULCAN
Unit/Trailer No:		Province/State:	AB
Lot:	8	Country:	CANADA
Block:	73	Postal Code:	T0L2B0
Plan:	8610505	Zip Code:	
Legal Desc:		Area (m2):	4042.55
Unit No:	0014110027	Perimeter (m):	262.87
Title No:	211256199004	Total Assessed:	15000
Long Legal Description:			
PLAN 8610505 BLOCK 73 LOT 8 EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 0.405 HECTARES (1 ACRES) MORE OR LESS ATS REFERENCE: 4:24;17;5;NE			

Large corner 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.