



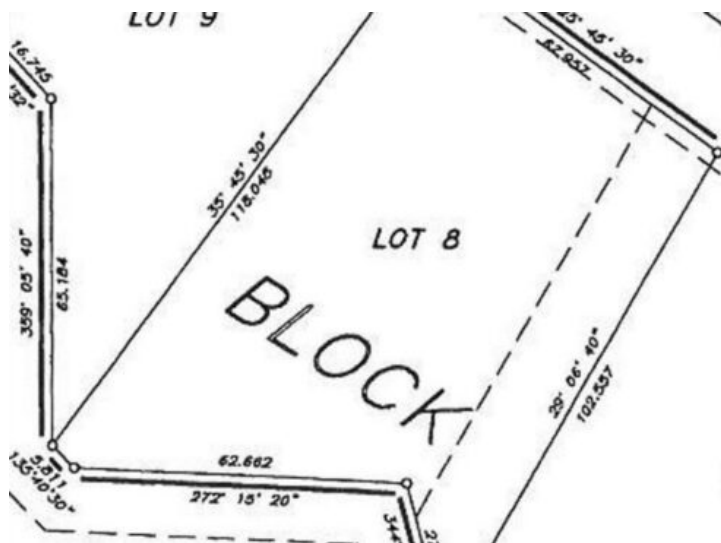
GRASSROOTS
REALTY GROUP

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**LOT 8 340 INDUSTRIAL Road
Drumheller, Alberta**

MLS # A2101922



\$77,280

Division: Downtown

Lot Size: 1.84 Acres

Lot Feat: Irregular Lot, See Remarks

By Town: -

LLD: -

Zoning: ED

Water: See Remarks

Sewer: -

Utilities: -

Located in the community of Rosedale, approximately 10 km from the intersection of Highway 9 & 10 and approximately 6 km from Drumheller city center. Lot 8 is 1.84 Acres in Subdivision that has already seen development. Area subject to an easement by the Town of Drumheller. Lot will have water, electricity, and natural gas servicing to the property line. Direct connection to sanitary sewer from the property line is available. If you combine this lot with others that total over 2 acres, you may be eligible for a 10% discount. Ask your agent about tax incentives. ***Residential uses not allowed on this land*** Legal Description: Lot 8 Block 16 Plan 0614150 Roll: 19060802 | 2023 taxes: \$0 | Lot size: 1.840 Acres | Land Use / Zoning: ED | Title number: 061 478 257 +6 LINC Number: 0032 045 917 | non financial encumbrances: 811 117 857 23/06/1981 UTILITY RIGHT OF WAY GRANTEE - ICG UTILITIES (PLAINS-WESTERN) LTD. 941 151 458 09/06/1994 CAVEAT RE : RIGHT OF WAY AGREEMENT 061 478 259 17/11/2006 EASEMENT. Buyer must fill out a development permit application sheet as part of the offer outlining what they will build, who their contractor is, and outline the timeline that starts substantial construction within 8 months and completes construction with 24 months. Offers must be left open for 3 weeks from the date submitted.