

# \$24,200 - 431 2 Avenue Ne, Vulcan

MLS® #A1259552

**\$24,200**

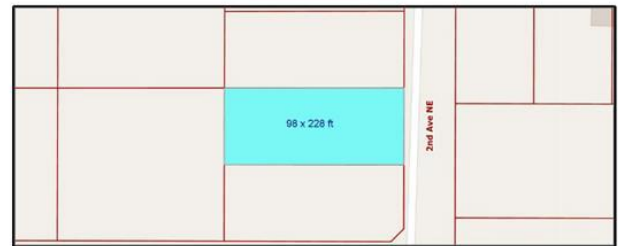
0 Bedroom, 0.00 Bathroom,  
Land on 0.52 Acres

NONE, Vulcan, Alberta

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 se 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.

## Property Report

September 29, 2022



|                                   |                |                    |                |
|-----------------------------------|----------------|--------------------|----------------|
| Roll Number:                      | 089500         | 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:                    | 431 2 AVE NE   | Mailing Address 2: |                |
| Land Use Dist:                    | INDUSTRIAL I-1 | City:              | VULCAN         |
| Unit/Trailer No:                  |                | Province/State:    | AB             |
| Lot:                              | 3              | Country:           | CANADA         |
| Block:                            | 73             | Postal Code:       | T0L 2B0        |
| Plan:                             | 8610505        | Zip Code:          |                |
| Legal Desc:                       |                | Area (m2):         | 2089.43        |
| Linc No:                          | 0014116313     | Perimeter (m):     | 199.69         |
| Title No:                         | 911031763037   | Total Assessed:    | 12000          |
| Long Legal Description:           |                |                    |                |
| PLAN 8610505<br>BLOCK 73<br>LOT 3 |                |                    |                |

## Essential Information

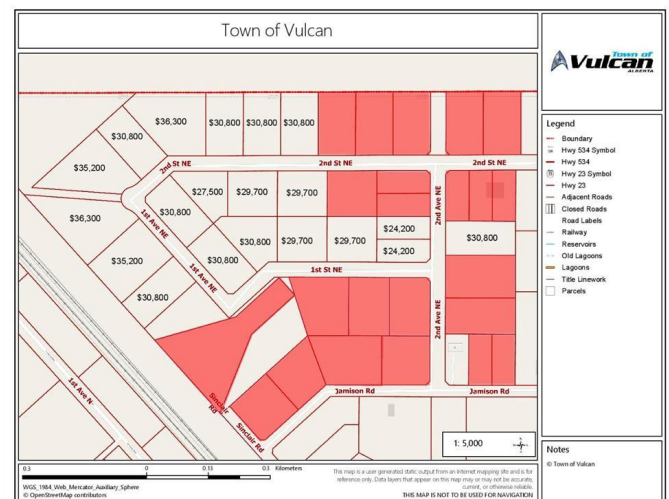
|           |                 |
|-----------|-----------------|
| MLS® #    | A1259552        |
| Price     | \$24,200        |
| Bathrooms | 0.00            |
| Acres     | 0.52            |
| Type      | Land            |
| Sub-Type  | Industrial Land |
| Status    | Active          |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 431 2 Avenue Ne |
| Subdivision | NONE            |
| City        | Vulcan          |
| County      | Vulcan County   |
| Province    | Alberta         |
| Postal Code | T0L 2B0         |

## Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 1st, 2022 |
|-------------|-------------------|



|                |            |
|----------------|------------|
| Days on Market | 1037       |
| Zoning         | Industrial |

## **Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | MAGNUSON REALTY LTD |
|----------------|---------------------|

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