

# \$34,860 - Lot 10 380 Industrial Road, Drumheller

MLS® #A2101518

**\$34,860**

0 Bedroom, 0.00 Bathroom,

Land on 0.83 Acres

Downtown, Drumheller, Alberta

Excellent opportunity in the community of Rosedale Industrial Park, approximately 10 km from the intersection of Highway 9 & 10 and approximately 6 km from Drumheller city center. If you combine this lot with others that total over 2 acres, you may be eligible for a 10% discount. Lot will have water, electricity, and natural gas servicing to the property line. Requires on site storage and pump system. Ask your agent about tax incentives.

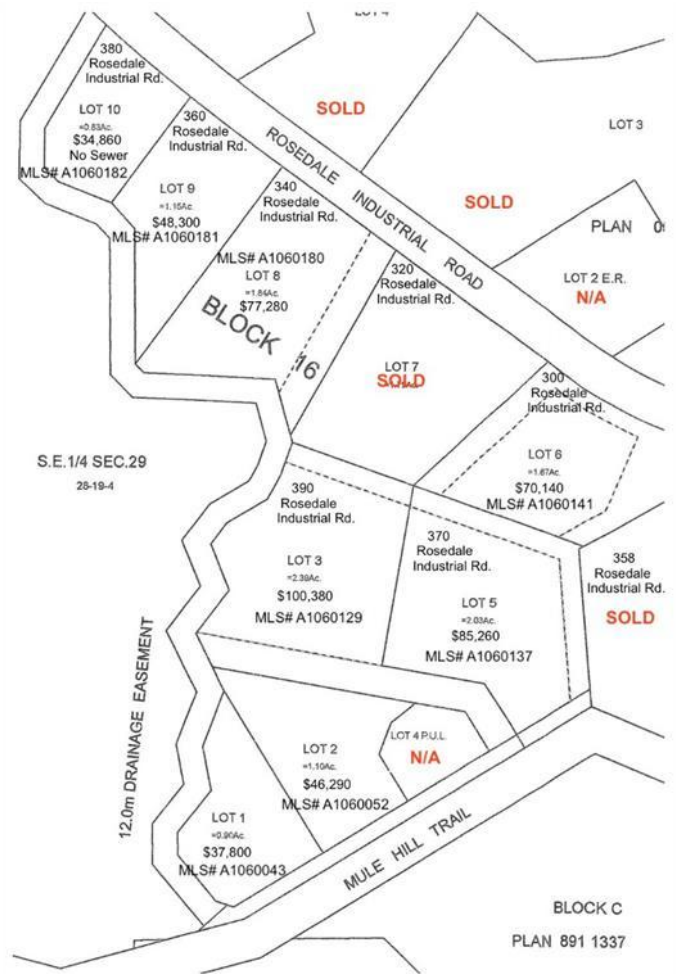
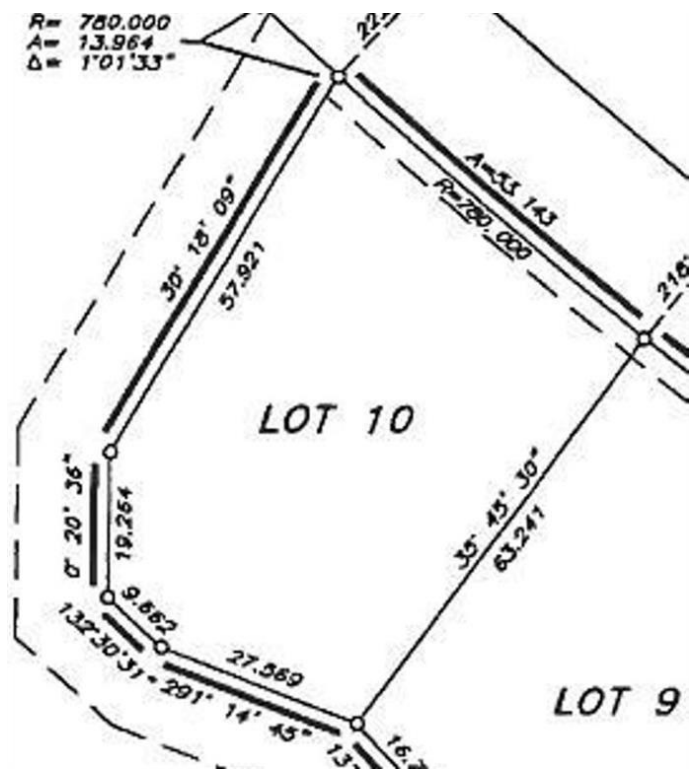
\*\*\*Residential uses not allowed on this land\*\*\*

Lot 10 is 0.83 Acres. Legal Description: Lot 10 Block 16 Plan 0614150 Roll: 19061000 | 2024 taxes: \$698.00 | Lot size: 0.830 Acres | Land Use / Zoning: ED | Title number: 061 478 257 +8 LINC Number: 0032 045 933 | 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.

## Essential Information

MLS® #

A2101518



|           |                 |
|-----------|-----------------|
| Price     | \$34,860        |
| Bathrooms | 0.00            |
| Acres     | 0.83            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | Lot 10 380 Industrial Road |
| Subdivision | Downtown                   |
| City        | Drumheller                 |
| County      | Drumheller                 |
| Province    | Alberta                    |
| Postal Code | T0J 0Y0                    |

### Exterior

|                 |                            |
|-----------------|----------------------------|
| Lot Description | Irregular Lot, See Remarks |
|-----------------|----------------------------|

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 13th, 2024 |
| Days on Market | 569                |
| Zoning         | ED                 |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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