

# \$70,140 - Lot 6 300 Industrial Road, Drumheller

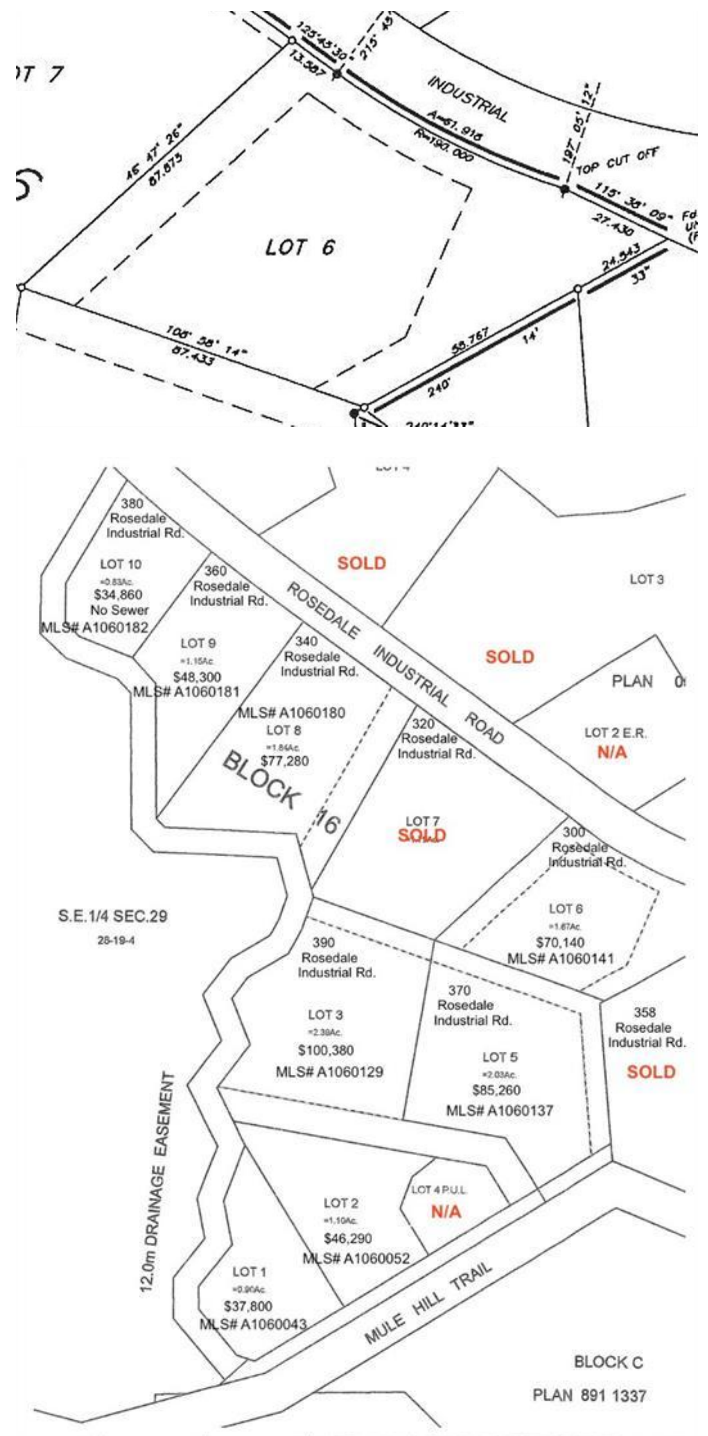
MLS® #A2101519

**\$70,140**

0 Bedroom, 0.00 Bathroom,  
Land on 1.67 Acres

Downtown, Drumheller, Alberta

The Rosedale Industrial Park Subdivision has already seen development. Excellent location 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. Services to the property line: Water, electricity, and natural gas. Direct connection to sanitary sewer from the property line is available. Ask your agent about tax incentives. \*\*\*Residential uses not allowed on this land\*\*\* FOR SALE - LOT 6 = 1.67 Acres LEGAL DESCRIPTION: Lot 6 Block 16 Plan 0614150. Roll: 19060604 | 2024 taxes: \$\$1,396.00 | Lot size: 1.670 Acres | Land Use / Zoning: ED | Title number: 061 478 257 +4 LINC Number: 0032 045 891 | 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® #    | A2101519        |
| Price     | \$70,140        |
| Bathrooms | 0.00            |
| Acres     | 1.67            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | Lot 6 300 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 | 464                |
| Zoning         | ED                 |

### Listing Details

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

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