

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

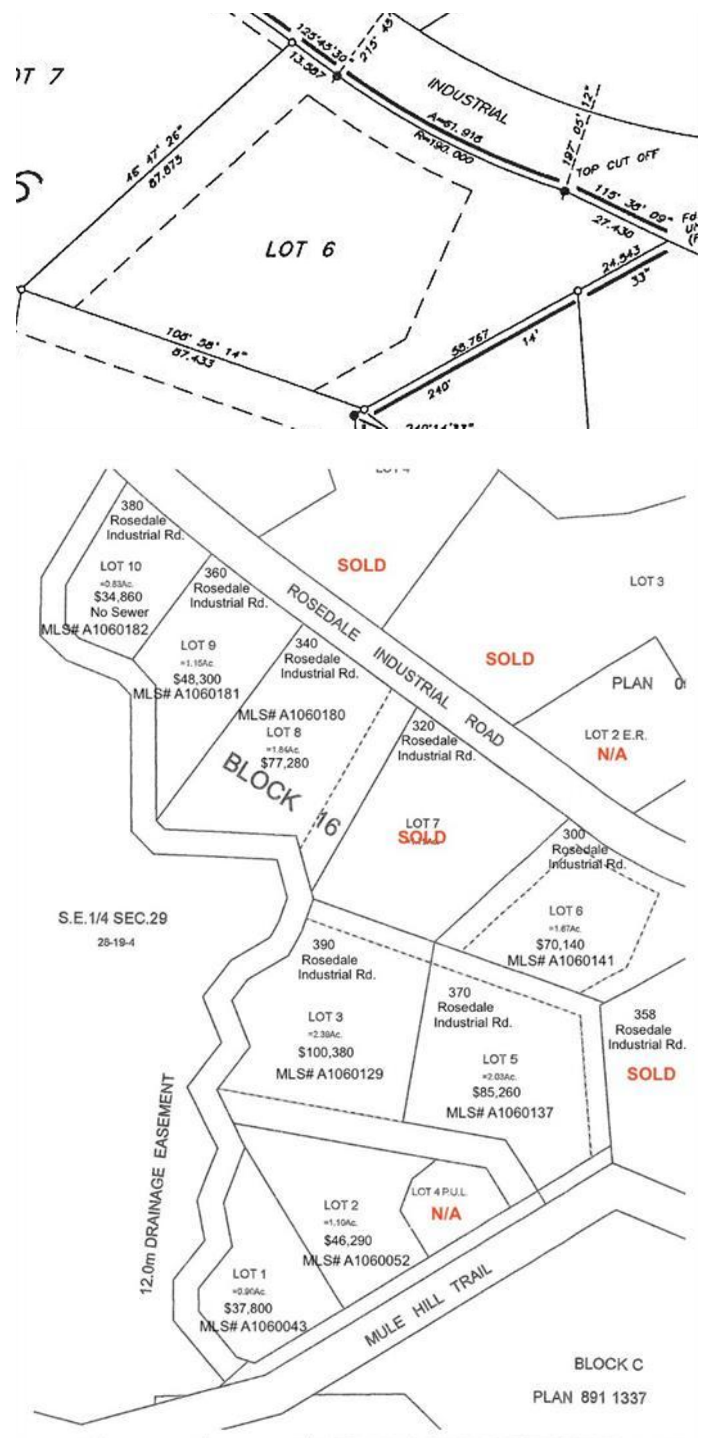
MLS® #A2101519

**\$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	503
Zoning	ED

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.