

# \$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.

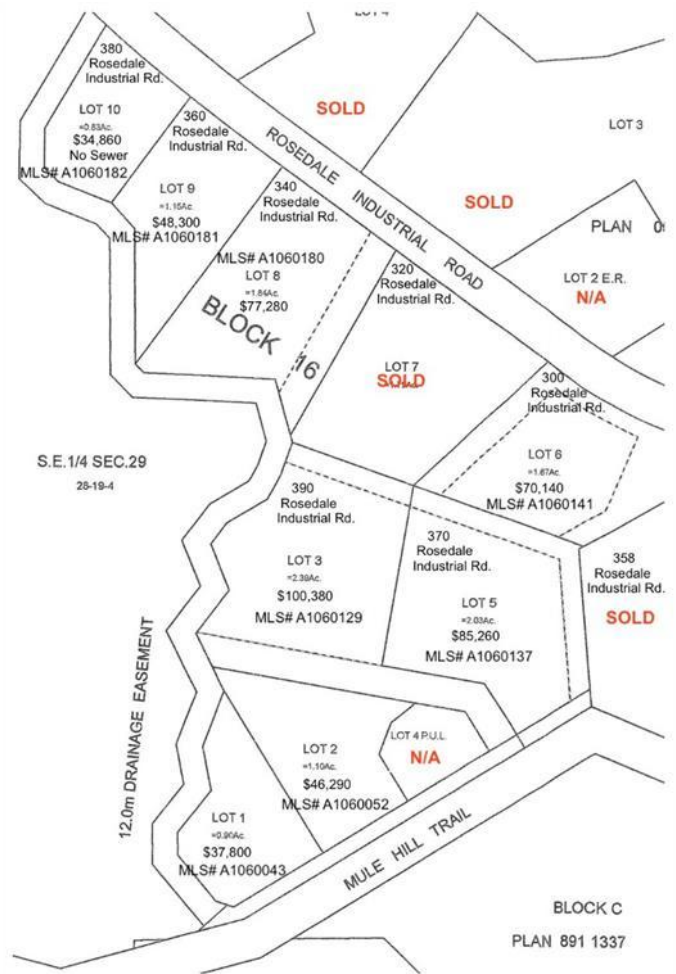
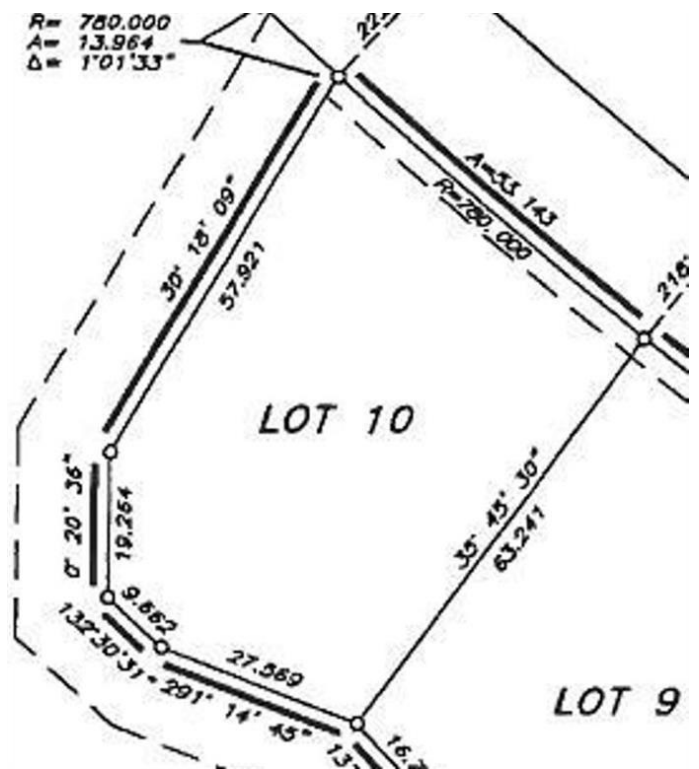
\*\*\*Residential uses not allowed on this land\*\*\*

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
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### Additional Information

Date Listed	January 13th, 2024
Days on Market	572
Zoning	ED

### Listing Details

Listing Office	Century 21 Masters
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