

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

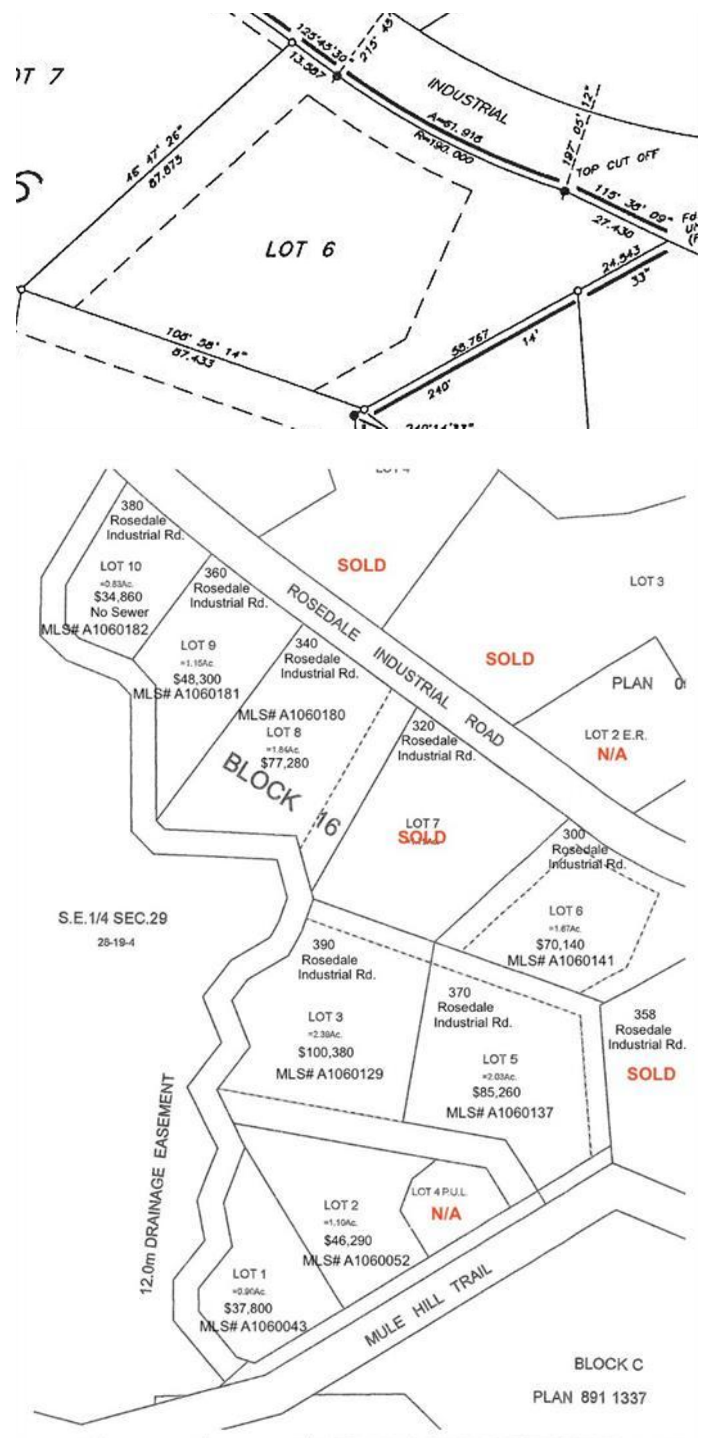
MLS® #A2101519

**\$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
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### Additional Information

Date Listed	January 13th, 2024
Days on Market	485
Zoning	ED

### Listing Details

Listing Office	Century 21 Masters
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