

# \$36,300 - 701 1 Avenue Ne, Vulcan

MLS® #A1259538

**\$36,300**

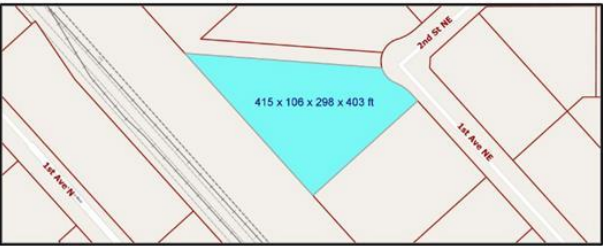
0 Bedroom, 0.00 Bathroom,  
Land on 1.71 Acres

NONE, Vulcan, Alberta

Industrial lot located in the northeast industrial park in the Town of Vulcan. There is opportunity to purchase one lot, or several lots in the area, at a price much lower than larger the city. Term of sale - within 12 months from the closing date, a development agreement is to be completed, and construction on the property shall commence within 12 months of the date of the execution of the development agreement.

### Property Report

September 29, 2022



|                  |                    |                    |                    |
|------------------|--------------------|--------------------|--------------------|
| Roll Number:     | 090900             | Mailing Name 1:    | THE TOWN OF VULCAN |
| Owner 1:         | THE TOWN OF VULCAN | Mailing Name 2:    |                    |
| Owner 2:         |                    | Mailing Address 1: | BOX 360            |
| Civic Address:   | 701 1 AVE NE       | Mailing Address 2: |                    |
| Land Use Dist:   | INDUSTRIAL I-1     | City:              | VULCAN             |
| Unit/Trailer No: |                    | Province/State:    | AB                 |
| Lot:             | 3                  | Country:           | CANADA             |
| Block:           | 74                 | Postal Code:       | T0L2B0             |
| Plan:            | 8610505            | Zip Code:          |                    |
| Legal Desc:      |                    | Area (m2):         | 6902.13            |
| Linc No:         | 0014114954         | Perimeter (m):     | 375.77             |
| Title No:        | 211256199003       | Total Assessed:    | 18000              |

Long Legal Description:

PLAN 8610505  
BLOCK 74  
LOT 3  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 0.691 HECTARES (1.71 ACRES) MORE OR LESS  
ATS REFERENCE: 4,24,17,5,NE

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A1259538        |
| Price     | \$36,300        |
| Bathrooms | 0.00            |
| Acres     | 1.71            |
| Type      | Land            |
| Sub-Type  | Industrial Land |
| Status    | Active          |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 701 1 Avenue Ne |
| Subdivision | NONE            |
| City        | Vulcan          |
| County      | Vulcan County   |
| Province    | Alberta         |
| Postal Code | T0L 2B0         |

## Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 1st, 2022 |
|-------------|-------------------|



|                |            |
|----------------|------------|
| Days on Market | 1036       |
| Zoning         | Industrial |

## **Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | MAGNUSON REALTY LTD |
|----------------|---------------------|

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