



## 701 1 Avenue NE, Vulcan, Alberta - \$36,300

### 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
Line 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  
A R E A: 0.691 HECTARES (1.71 ACRES) MORE OR LESS  
A T S R E F E R E N C E: 4:24;17;5;NE



## Property Description

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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.

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: MAGNUSON REALTY LTD*

