THE A-TEAM | RE/MAX FIRST

9 BAYSIDE Place, Strathmore T1P 1C8

MLS®#:	**A1157678**	Area:	**NONE**	Listing Date:	**10/25/21**	List Price: **$1,190,000**
Status:	**Pending**	County:	**Wheatland County**	Change:	**None**	Association: **Fort McMurray**

General Information
Prop Type: **Land**
Sub Type: **Commercial Land**
City/Town: **Strathmore**
Year Built: **0**

Lot Information
Lot Sz Ar: **174,240 sqft**
Lot Shape: **413 feet +/- x 413 feet +/- plus additional irregular shape at NW corner of the site of Bayside Place**
Access: **Paved Road**
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **0**
Low Sqft:
Ttl Sqft:

DOM
926
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking
Ttl Park: **0**
Garage Sz:

Utilities and Features

Roof:		Construction:	
Heating:		Flooring:	
Sewer:		Water Source:	
Ext Feat:		Fnd/Bsmt:	
Kitchen Appl:			
Int Feat:			
Utilities:			

Room Information

Room	Level	Dimensions	Room	Level	Dimensions

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **7810935**

Zoning: **M2**

Remarks

Pub Rmks: **30 minutes to Calgary and a clear flat site acquisition opportunity IN THE HEART OF A DEVELOPED COMMUNITY. Truly ripe for development. Could be a great holding site (and maintain existing industrial zoning for some holding revenue) . Potentially some very good re-designation options that could allow for residential, retail, mixed use, multi-family. It is understood that the Town of Strathmore is very receptive to potentially a variety of options in this regard. A mature community land development site for under $300,000 per acre!! Call today with your questions or to arrange to walk the site.**

Inclusions: **None**

Property Listed By: **TYLER REALTY CORP. LTD.**