



THE
A-TEAM

**RE/MAX
FIRST**

101 WESTLAKE Mews, Strathmore T1P 1H5

MLS®#: **A2112512** Area: **Westmount_Strathmore** Listing Date: **03/05/24** List Price: **\$500,000**
Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
Sub Type: **Residential Land**
City/Town: **Strathmore**
Year Built: **0**
Lot Information
Lot Sz Ar: **24,786 sqft**
Lot Shape:

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

DOM

75
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking

Ttl Park: **0**
Garage Sz:

Access:
Lot Feat: **Level, Rectangular Lot, See Remarks**
Park Feat:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:
Construction:
Flooring:
Water Source:
Public
Fnd/Bsmt:

Kitchen Appl:
Int Feat:
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**
Legal Desc: **0212993**
Zoning: **CHWY**

Remarks

Pub Rmks: **ATTN: Investors, Developers, Business Owners — Build your dream HERE! Located across from the lake just off of the #1 highway, this parcel of land is a commodity. Centrally located within the choice community of Westlake, this 1/2+ acre is zoned for Highway Commercial with the opportunity to rezone to Multifamily R3, Commercial, or Commercial/Residential mix. A cul-de-sac property, development options include senior housing, dealership, warehouse, mini-storage, brewery, gas**

station, restaurant, retail, garage, car wash, medical clinic, or professional center. Call today to discuss all options! Note: original owner, 3+ stories. Subject to Town of Strathmore Development Permit.

Inclusions:

N/A

Property Listed By:

RE/MAX Landan Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



