



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**Lot 10 168 Street, Rural Foothills County T0L 0H0**

MLS®#: **A2129805**

Area: **NONE**

Listing Date: **05/07/24**

List Price: **\$319,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Land**  
Sub Type: **Industrial Land**  
City/Town: **Rural Foothills County**

Year Built: **0**  
Lot Information  
Lot Sz Ar: **48,787 sqft**  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

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

DOM

**197**  
Layout  
Beds: **0**  
Baths: **0.0 (0 0)**  
Style:

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

Utilities and Features

Roof:  
Heating:  
Sewer:  
Ext Feat:  
Kitchen Appl:  
Int Feat:  
Utilities:

Construction:  
Flooring:  
Water Source:  
Fnd/Bsmt:

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: **1911157**  
Zoning: **DC31**

Remarks

Pub Rmks: **New Industrial Lot #10. Great location. Zoned DC 31 Located in Foothills County just outside of Black Diamond. All season paved road to the property. Access to the property will be off a new road (still to be completed) on the north side of the property. The approach to the property will be completed to Foothills County**

**Industrial Standards. Would be suitable for a variety of permitted and discretionary Industrial developments. Other Industrial businesses in the area. Stormwater Management Plan in place.**

Inclusions:  
Property Listed By:

**NONE  
MaxWell Canyon Creek**

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



