



THE
A-TEAM

**RE/MAX
FIRST**

Lot 11 168 Street, Rural Foothills County T0L 0H0

MLS®#: **A2129813**

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: **49,222 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

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

DOM

132
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 #11. 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 of 168 Street. The approach to the property will be completed to Foothills County Industrial Standards. The south side of the property is fenced.**

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

Inclusions:

NONE

Property Listed By:

MaxWell Canyon Creek

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