



THE A-TEAM

RE/MAX FIRST

101 WESTLAKE Mews, Strathmore T1P 1H5

MLS@#: A2147557 Area: Westmount\_Strathmore Listing Date: 07/15/24 List Price: \$500,000
Status: Active County: Wheatland County Change: None Association: Fort McMurray



General Information

Prop Type: Land Residential Land
Sub Type: Strathmore
Year Built: 0
Lot Information
Lot Sz Ar: 24,786 sqft
Lot Shape:
Access:
Lot Feat: Level, Rectangular Lot, See Remarks
Park Feat:

DOM 63
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:
Parking
Ttl Park: 0
Garage Sz:

Utilities and Features

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

Kitchen Appl:
Int Feat:
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes sub-headers for Legal/Tax/Financial.

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**

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