



THE A-TEAM

RE/MAX FIRST

245 BRENT Boulevard, Strathmore T1P 1W4

MLS® #: A2178971

Area: Cambridge Glen

Listing Date: 11/15/24

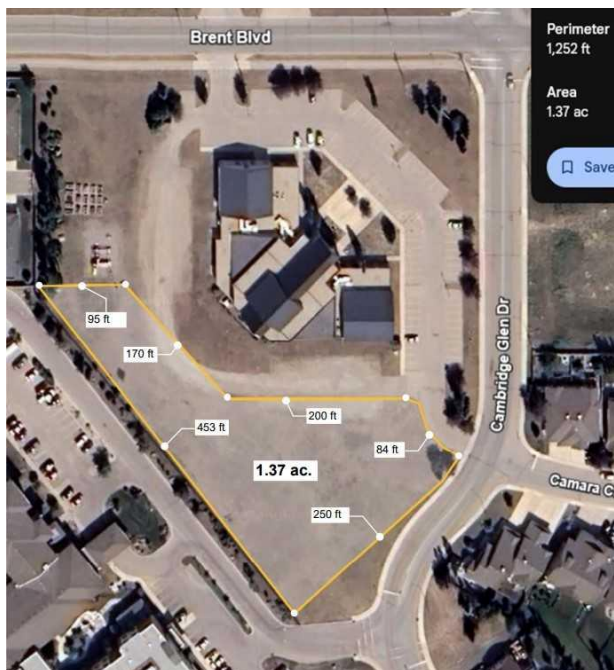
List Price: \$800,000

Status: Active

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:

59,677 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

117

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

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
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Legal/Tax/Financial

Title: **Fee Simple**                                  Zoning: **P1**  
Legal Desc:                                  **0113199**

Remarks

Pub Rmks:                                  **~ DEVELOPMENT OPPORTUNITY ~. Land Only...available for sale pending subdivision. This land is zoned P1 - Public Service District which offers so many development opportunities for the savvy developer. Nestled between Sagewood Villas and Hope Community Covenant Church and within the community of Cambridge Glen, the land which will be eventually subdivided, has the opportunity to be built out in any of the following uses: Residential Care, Seniors Housing, Athletic and Recreational Facility, Child Care Services, Cultural Facilities, Custodial Dwelling Unit, Education Services, Extended Medical Treatment Services, Religious Assembly, & many more options. As subdivision will be applied for with the accompaniment of an offer, the amount of land purchased can be negotiated. Call your awesome Realtor today to discuss your ideas.**

Inclusions:                                  **None**  
Property Listed By:                                  **CIR Realty**

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