



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**245 BRENT Boulevard, Strathmore T1P 1W4**

MLS®#: **A2178971**

Area: **Cambridge Glen**

Listing Date: **11/15/24**

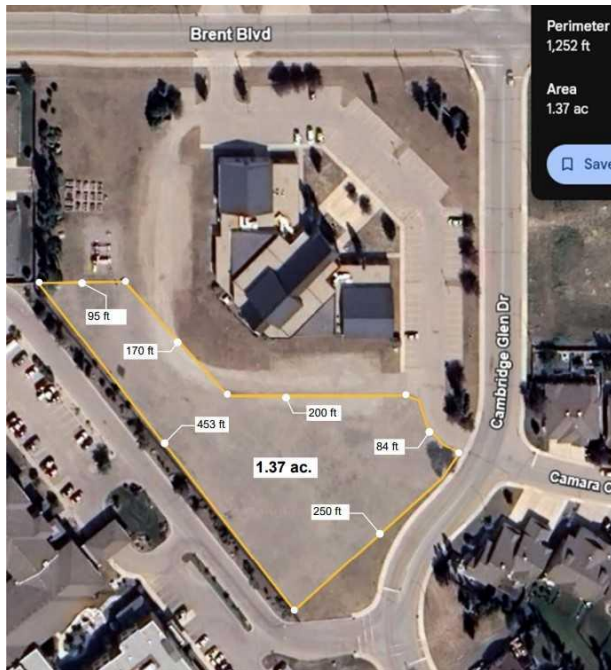
List Price: **\$800,000**

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

**99**

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style:

Parking

Ttl Park: **0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

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Title:	Zoning:
<b>Fee Simple</b>	<b>P1</b>
Legal Desc:	<b>0113199</b>

Remarks

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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**

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