

245 BRENT Boulevard, Strathmore T1P 1W4

A2178971 MLS®#: **Cambridge Glen** Listing 11/15/24 List Price: **\$800,000** Area:

Status: Active County: **Wheatland County** Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: **Commercial Land** City/Town:

Year Built: **Lot Information**

Lot Sz Ar: Lot Shape:

Access: Lot Feat: Park Feat: Land

Strathmore Finished Floor Area Abv Saft:

Low Sqft:

0

59,677 sqft Ttl Sqft: <u>DOM</u>

36 **Layout**

Beds:

0.0 (0 0) Baths:

Style:

Parking

Ttl Park: 0

Garage Sz:

Utilities and Features

Construction:

Water Source:

Flooring:

Fnd/Bsmt:

Roof: Heating: Sewer: Ext Feat:

Kitchen Appl: Int Feat:

Utilities:

Room Information

Level **Dimensions** Room Level **Dimensions** Room

Legal/Tax/Financial

Title: Fee Simple	Zoning: P1	
Legal Desc:	0113199	
		Remarks
Pub Rmks:	~ DEVELOPMENT OPPORTUNITY ~. Land Onlyavailable 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	initial today to discuss your rucus.
Property Listed By:	CIR Realty	

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