



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**305 TOWER LANE Drive #1, Airdrie T4B 3L8**

MLS® #: **A2184241**      Area: **Downtown**      Listing Date: **12/19/24**      List Price: **\$450,000**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Commercial Land**  
 City/Town: **Airdrie**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **21,780 sqft**  
 Lot Shape:

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

DOM

**33**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Access: **Indirect Access,Paved Road,See Remarks,Shared 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee: **\$100**      Title: **Fee Simple**      Zoning: **M3**  
 Fee Freq: **Monthly**

Legal Desc: **1710145**

Remarks

Pub Rmks: **This is a vacant commercial land parcel in the downtown heritage zone with approximately 1/2 acre of building area along nose hill creek. This parcel is under a new**

**subdiviison plan application with the City of Airdrie. More information in respect to building footprint size, servicing, the bare land condo structure and condo fees is available on request.. Condo fees and unit factor are estimated until condo plan is registered with land titles. This lisitng is one of 5 MLS listing #'s A2184199 - A2184241 - A2184242 - A2184243 - A2184244.**

Inclusions:

**none**

Property Listed By:

**eXp Realty**

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