



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2184243**      Area: **Downtown**      Listing Date: **12/19/24**      List Price: **\$800,000**  
 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: **36,154 sqft**  
 Lot Shape:

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

DOM

**34**  
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Condo Fee: **\$200**      Title: **Fee Simple**      Zoning: **M3**  
 Fee Freq: **Annually**

Legal Desc: **1710145**

Remarks

Pub Rmks: **This parcel is bare land condo lot #3 that can be purchased as .83 Acres or a combination of lots 2 & 3 at 1.66 acres or lots 2 - 3 & 4 at 2.49 acres under the NEW**

**bare land condo subdivison plan that is in 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. This lisitng is one of 5 MLS listing #'s A2184199 - A2184241 - A2184242 - 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**