



107 & 109 RAILWAY Avenue, Carseland T0J 0M0

MLS® #: **A2184479** Area: **NONE** Listing Date: **12/23/24** List Price: **\$129,500**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Commercial Land**
 City/Town: **Carseland**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **6,250 sqft**
 Lot Shape:

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

DOM

61
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>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: Zoning:
Fee Simple **HC**
 Legal Desc: **8210745**

Remarks

Pub Rmks: **TWO lots sold as a package. Located in the centre of Carseland, across from the hotel, hockey arena, liquor store, gas station, and residential areas. Zoned HC - Hamlet Commercial allowing for most commercial uses. It would be very suitable for a retail mall, child care building or medical centre. All services are available to the property line from the street, right off Highway #24. Listed at \$129,900 for both lots. Total area: 0.287 acres.**

Inclusions: **none**

Property Listed By:

eXp Realty

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