



THE
A-TEAM

**RE/MAX
FIRST**

213 6 Avenue, Strathmore T1P 1S3

MLS®#: **A2188983** Area: **Downtown_Strathmore** Listing Date: **01/22/25** List Price: **\$515,000**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Strathmore**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **1,115 sqft**
 Lot Shape:

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

DOM
8
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Access: **See Remarks**
 Lot Feat: **Cleared,Few Trees,Near Shopping Center,Level,Open Lot,Rectangular Lot,See Remarks**
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: Zoning:
Fee Simple **R3**
 Legal Desc: **8350GH**

Remarks

Pub Rmks: ****Investor Alert!** This prime R3-zoned lot is ready for potential multi-family development! With the possibility of building 3+ units or up to 12 units, subject to Town approval, the opportunities are vast. The lot boasts access from the front, side, and rear, offering maximum flexibility in design and construction. Located in**

the heart of Strathmore, this property provides easy access to downtown amenities and quick connections to Highway 1, ensuring a smooth commute to Calgary. It's an ideal location for first-time homeowners, professional couples, or seniors looking to downsize. Whether you choose to develop and sell individually or hold for long-term investment, this is a fantastic opportunity to enhance your portfolio. Please note that all plans must be submitted to the Town of Strathmore for approval before development.

Inclusions:
Property Listed By:

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



