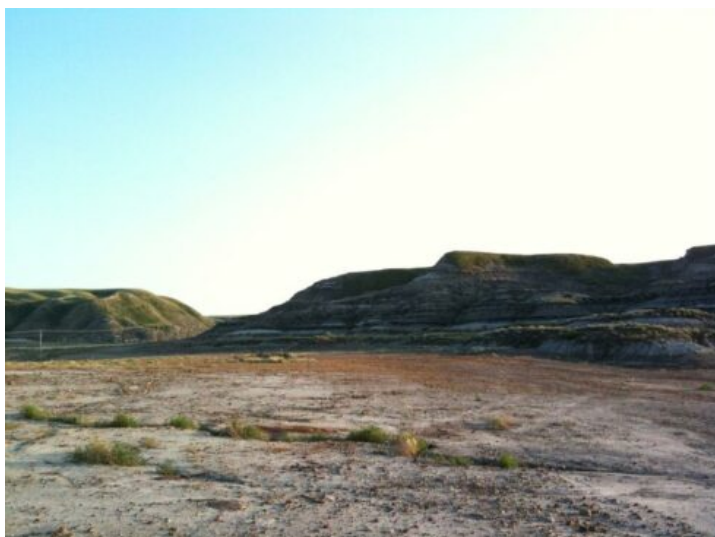


**LOT 9 360 INDUSTRIAL Road  
Drumheller, Alberta**

**MLS # A2221461**



**\$44,000**

**Division:** Downtown

**Lot Size:** 1.15 Acres

**Lot Feat:** Irregular Lot, See Remarks

**By Town:** -

**LLD:** -

**Zoning:** ED

**Water:** See Remarks

**Sewer:** -

**Utilities:** -

For Sale: Lot 9 available 1.15 Acres Located in the community of Rosedale, approximately 10 km from the intersection of Highway 9 & 10 and approximately 6 km from Drumheller city center. Lot will have water, electricity, and natural gas servicing to the property line. Direct connection to sanitary sewer from the property line is available. \*\*\*Residential uses not allowed on this land\*\*\* Land Use / Zoning: ED. Buyer must fill out a development permit application sheet as part of the offer outlining what they will build, who their contractor is, and outline the timeline that starts substantial construction within 8 months and completes construction with 24 months. Offers must be left open for 3 weeks from the date submitted.