

**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.