



Land Commercial For Sale **LP: \$1,675,000**

Rural Lamont County None **60 Lse Rate:**

Range Road 191 South of Highway 15 / Nort T0B 2R0 **SP:**

Listing ID #: E4385414	Time Clause/Hrs:	ACTIVE
Trans Type: For Sale	Linc #: 0033559833	
Sale Type: Asset	Land Size SF:	
Zoning: Country Residential Dist	Land Size Acres: 147.300	
Prop Taxes: \$458.43 / 2023	Lot Frontage:	
Other Types: LAN	Subj Prop Width:	

Legal Plan/Block/Lot: nil / nil / nil **Unit #:** **M:** 4 **R:** 19 **T:** 55 **S:** 2 **Q:** SE

147 acres APPROVED COUNTRY RESIDENTIAL DEVELOPMENT! OPPORTUNITY awaits for a developer to proceed with final subdivision & development & sell off up to 49 rural, small acreages! Just minutes outside of Alberta's Industrial Heartland area, the town of Lamont & Elk Island National Park, with exceptional access to Fort Saskatchewan, Fort McMurray & short commuting distance to Sherwood Park / Edmonton too, this will be a perfect rural acreage subdivision for people who want small acreages for new home builds, with room for horses, animals, RVs, large bonfires, big gardens & the peace & quiet of country life, all very close to town! This is an amazing opportunity for a developer to take advantage of all the hard work, time & investment already put in by the local farmers / landowners that had the Area Structure Plan, Re-Zoning, Traffic Impact Assessment, Biophysical Assessment, Geotechnical Evaluation & pre-planning and preliminary engineering completed already! Run the numbers and consider the INVESTMENT!

Private Remarks: ROSS CREEK ESTATES Drone / aerial video and photos will be captured May 10, 2024. Reports, studies, evaluations, assessments and ASP available for review upon request.

<p>Property Details</p> <p>Ownership Interest: Private</p> <p>Title to Land: Fee Simple</p> <p>Env Asmt Phase:</p> <p>RPR Survey Available: No</p> <p>Seller Rights Res: No</p> <p>General Building Details</p> <p>Building Type:</p> <p>Construction:</p> <p>Subject Space SqFt:</p> <p>Subject Space Width:</p> <p>Year Built:</p> <p>Land</p> <p>Site Services: Gravel Road</p> <p>Water Supply: None</p> <p>Sewer / Septic: None</p>	<p>Multi Family</p> <p># of Storeys:</p> <p># of 1 Bedroom Apts:</p> <p># of 2 Bedroom Apts:</p> <p># of 3 Bedroom Apts:</p> <p># of 4+ Bedroom Apts:</p> <p># of Studio Apts:</p> <p>APOD Information</p> <p>Gross Operating Income:</p> <p>Other Income:</p> <p>Effective Gross Income:</p> <p>Expense Total:</p> <p>Total Op Expenses:</p> <p>Net Operating Income:</p> <p>Cap Rate:</p> <p>Business/Business w/Property</p> <p>Major Business Type:</p> <p>Minor Business Type:</p>
	<p>Total # of Units: 0</p> <p># of Bachelor Apts:</p> <p># of Penthouse Apts:</p> <p># of Other Units:</p> <p># of Parking Spaces:</p>

Lease Details	Lease Op Cost SqFt:
Lease Type:	Subject Space SqFt:
Net Lse Rate SF/Annum:	Co-Op Commission Lease:
Lease Term (in Months):	

<p>Appointment Name: Danny Tchir</p> <p>Appointment Phone #: 780-490-9373</p> <p>Listing Agent: Danny Tchir - Ph: 780-490-9373</p> <p>Listing Agent Email: dtchir@maxwellrealty.ca</p> <p>Listing Firm: MaxWell Devonshire Realty Off#: 780-464-7700</p> <p>Listing Agent 2:</p> <p>Listing Firm 2:</p>	<p>Appointment: Call Lister, Text Lister, ShowingTime</p> <p>Listing Agent URL: https://www.toptchirrealestate.com</p> <p>Listing Date: 5/3/2024 DOM: 0</p> <p>Possession: 6/12/2024 / 15 / Negotiable</p> <p>Co-Op Commission: 2% of Sale Price</p>
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Pending Until:	Input Date: 5/3/2024 12:29 PM
Sold Date:	Sold Price:
Completion Date:	Expiry Date: 5/10/2025
Buyer Agent:	Buyer Agent 2:
Buyer Office:	Buyer Office 2: