



## 12 Avenue & 13 Street Cold Lake AB

\$345,000

"CIVIL ENFORCEMENT SALE" Fully serviced lots, ready for subdividing and development. This approximately 15 unit community (total 40 units with adjacent land/lots) is 1.37 Acres zoned R3 - Medium Density Residential, currently set up for duplex's, but row housing and small multi-family units would be permitted by the town. The services seem to be completed, curbs, sidewalks, water, electricity, sewer etc. and passed ATCO inspections as per contractor who developed the land. Development levies have been paid (Buyer to confirm). This property is being sold "Where-Is, As-Is" all information has been obtained from the City of Cold Lake and/or assumed. Also available is adjacent subdivision for and additional 2.12 Acre lot to the eastern boundary of this lot.

Listing Presented By:



Originally Listed by:  
RE/MAX River City

tylersuchan@gmail.com  
<http://www.tylersuchan.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000  
Fax:  
jmattie@telusplanet.net