



47066 RR 203 Camrose AB

\$2,300,000

127 acres, more or less, Urban Reserve Prime Developable Lands with an anticipated 115.8 +/- acres developable located on 68 Street (also 66 street - future ring road) between Hwy 13 (48 Ave) and RR 472 in City of Camrose, Alberta. Very conveniently situated on 68 Street, just north of Extensive Commercial Developments on Hwy 13 (38 Ave) & 68 Street Areas. Located directly across from Camrose Golf Course on 68 Street (future ring road 66 Street). Water and sanitary services are available on 68 Street (66 Street) & 54 Ave. Mains are oversized and sanitary is deep (~6 meters). There are significant advantages for this excellent parcel of prime lands, are the existing major commercial developments & amenities, vicinity to the golf course and the affordability. Camrose is fully sustainable city that is ready for vigorous growth, but needs a spark from a strong development team. The seller will carry financing in the form of seller financing mortgage (VTB) on the terms acceptable to both seller and the buyer.

Listing Presented By:



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