

RENT TO OWN WITH  
MINIMAL DOWN PAYMENT  
// Minimum 1.0 Acre Parcels

# FOR SALE

263045 Township Rd 274, Irricana, AB



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Commercial Real Estate Advisors



# PROPERTY HIGHLIGHTS



## Vendor Financing Plan

**Monthly Payments:** The vendor requires only monthly payments over the term until the balance of the lot price is paid out.

**No Interest:** The financing is interest-free.

**Minimal Downpayment:** A minimal downpayment is required. (approx. \$25,000 on 1.0 acre lots)

**Term Length:** The standard payment term is 36 months. For larger properties, the vendor will consider extending the terms.

- Direct access off Township Rd 274
- Located on north side of the Town of Irricana
- Access road to entire site is compacted and graveled.
- Site amenities include Natural Gas and Electricity
- Each site will be rough graded and leveled
- Can operate via DP on site unit formal subdivision is finalized.

## PROPERTY OVERVIEW

<b>Address:</b>	263045 Township Rd 274, Irricana, AB
<b>District:</b>	Pioneer Park
<b>Zoning:</b>	Light Industrial District (I-L)
<b>Parcel Size:</b>	Ranging from 2.0 Acre to 3.2 Acres,
<b>Services:</b>	Electric & Natural Gas to edge of site

<b>Lot 9:</b>	\$276,000.00
<b>Lot 10:</b>	\$184,000.00
<b>Lot 11:</b>	\$303,600.00
<b>Availability:</b>	Negotiable



# LOCATION

Irricana, is a town in the Calgary Metropolitan Region of Alberta.

Surrounded by Rocky View County, it is adjacent to Highway 9, approximately 53 kilometers northeast of Calgary.

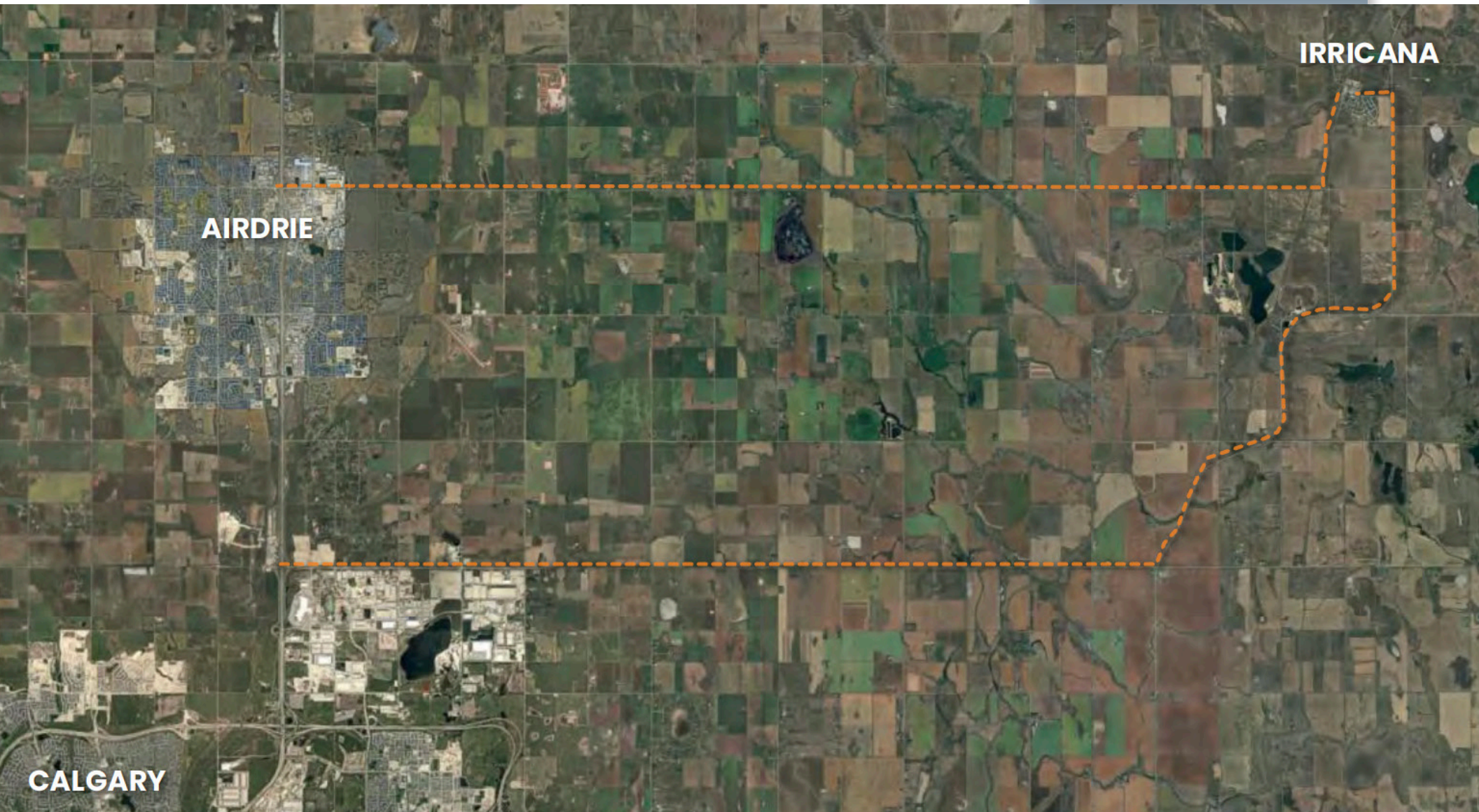


## Drive Times:

Highway #9: **1 minutes**

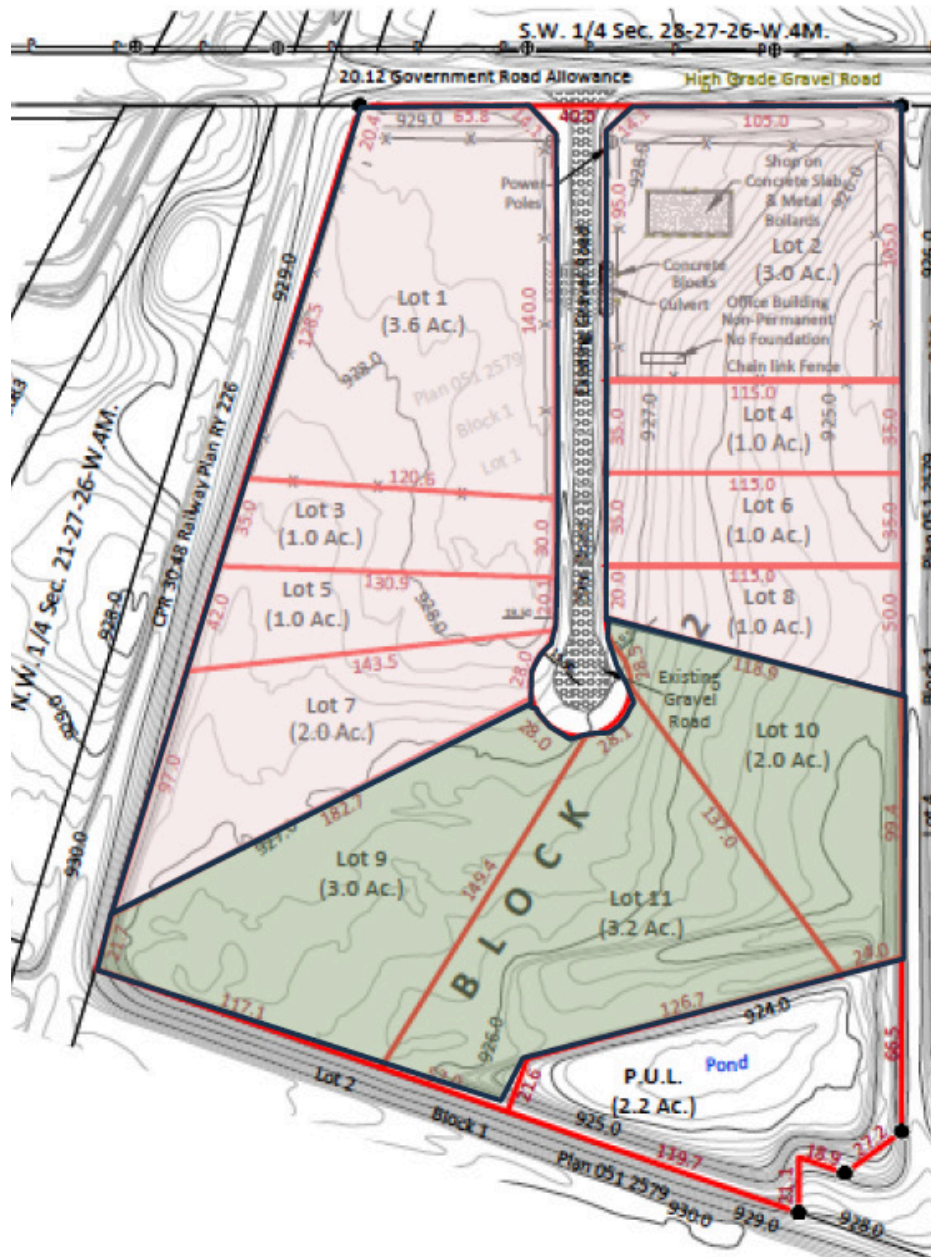
Airdrie: **25 minutes**




Calgary: **55 minutes**





# SITE PLAN

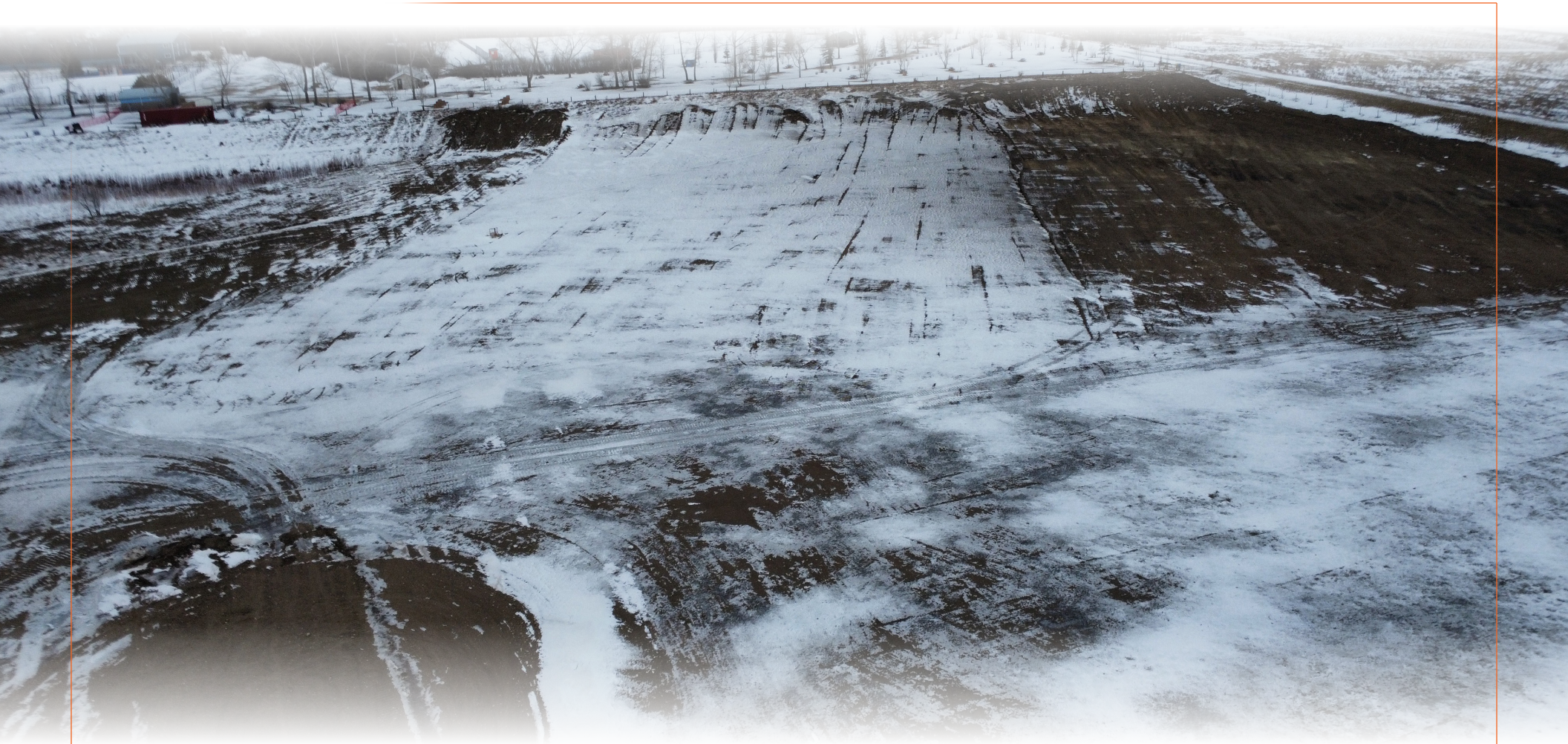


	AVAILABLE
	CONDITIONALLY SOLD
	SOLD

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