

**7 Railway Avenue S
Lomond, Alberta**

MLS # A2237715



\$75,000

Division: NONE

Lot Size: 5.19 Acres

Lot Feat: -

By Town: -

LLD: 13-16-20-W4

Zoning: Vacant Public Service

Water: -

Sewer: -

Utilities: -

5.53 acres parcel for sale located in the Village of Lomond. Located at the south end of Lomond, along Secondary Highway 845. This property was once home to a grain elevator and railway line. As a result, there is very good street exposure and access to traffic. This property is currently zoned Vacant Public Service, by the Village of Lomond. The new owner will need to apply for a change of use and zoning. The Village of Lomond would like to have a development agreement with the purchaser within 12 months of the possession date, and development starting within a year of that date. This is a unique opportunity for a buyer looking for good street/highway and traffic access. The village is located 43 minutes north of Coaldale, and has recreational areas such as Little Bow Provincial Park, Badger Lake, and McGregor Lake all within 20 minutes. *Note that the 2025 property tax amount is only an estimate. Property tax amount will change once the property has zoning changed.