

**261 Northland Drive Rr  
Conklin, Alberta**

**MLS # A2195933**



**\$210,000**

**Division:** Conklin

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 0 sq.ft.

**Zoning:** HC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.65 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

261 Northland Drive PRIME COMMERCIAL REAL ESTATE LOT IN THE HEART OF CONKLIN Don't miss out on this golden opportunity to secure a highly desirable empty lot in one of Conklin's prime locations. This perfectly situated commercial real estate offering is located in the heart of Conklin, surrounded by multiple Oil and Gas operations, work camps, and neighbourhood. Key features; &bull; 0.64 Acres of prime land &bull; Excellent proximity to a well-equipped recreation center that includes a gym, community hall, hockey arena, classrooms, maintenance garage, nurses office, daycare, and administration. &bull; Storm sewers in place ensure adequate drainage from the site. &bull; The subsoil consists of sandy clay, providing stability for construction. &bull; Essential utilities such as electrical power, natural gas, and phone lines are readily accessible. &bull; This lot represents one of four commercially zoned sites in the area that is ready for immediate development. This vacant lot offers a multitude of investment possibilities, making it an ideal location for various commercial ventures. The community of Conklin provides a stable economic climate, attracting the keen eyed investors, and entrepreneurs alike. Don't miss out on this extraordinary opportunity to establish a prosperous business venture in a growing area.