# \$48,800 - 4712 53 Street, Clyde

MLS® #E4359803

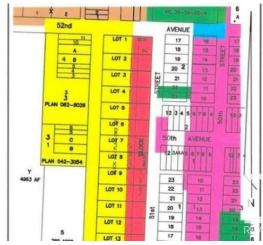
### \$48,800

0 Bedroom, 0.00 Bathroom, Land Commercial on 0.00 Acres

Clyde, Clyde, AB

READY FOR YOUR INDUSTRIAL / COMMERCIAL building to be constructed. Industrial park with 0.5 acre lots in the Village of Clyde, only 50 minutes drive north of Edmonton, 35 minutes from St. Albert. Keep your operating expenses low by being in this dynamic little community instead of Edmonton. Newer Kindergarten to grade 9 school. GST is applicable and will be added. Lot size is approximately 86' X 254' (26.13m X 77.31m). Cleanliness covenant, water and sewer at backside, on trucking route - 52 ave, located 10 minutes from Westlock.





## **Essential Information**

| MLS® #    | E4359803        |
|-----------|-----------------|
| Price     | \$48,800        |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Туре      | Land Commercial |
| Status    | Active          |
|           |                 |

## **Community Information**

| Address     | 4712 53 Street |
|-------------|----------------|
| Area        | Clyde          |
| Subdivision | Clyde          |
| City        | Clyde          |
| County      | ALBERTA        |

Province AB Postal Code T0G 0P0

#### **Additional Information**

Date ListedSeptember 25th, 2023Days on Market556ZoningZone 60

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Listing information last updated on April 3rd, 2025 at 8:17pm MDT