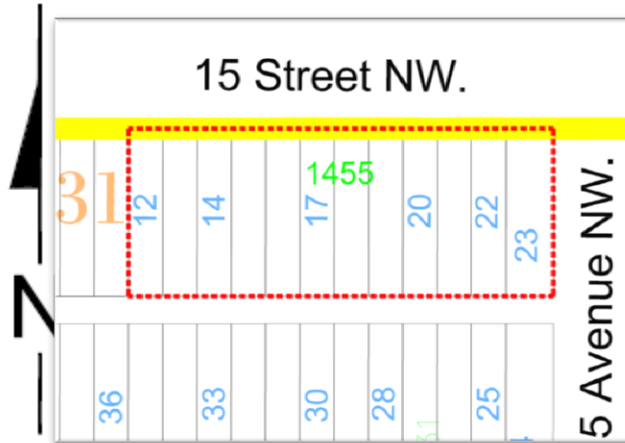


# NORDALE AREA



**CIVIC ADDRESS:** #1455 5<sup>th</sup> Avenue NW

**LEGAL DESCRIPTION:** Lots 12 to 23,  
Block 31, Plan O3872

**LOT SIZE:** 37,731 SF approximately  
(309' x 121')

**SERVICES:** unserved

**ASKING PRICE:** \$50,000

## **CONDITIONS APPLY**

Land sold "as is" and "where is".

To be sold as residential for single family dwelling development only.

All costs to develop are borne by purchaser.

Development is restricted to the East-half of the property, due to elevation and drainage.

Drainage plan must be provided by purchaser.

Tree removal may be required.

*Zone R6 Restricted Residential – the purpose of this Zone is to preserve an existing area for small residential holdings in a semi-rural setting with limited urban services free from other uses except those compatible with the area. The density will be kept low because of a minimum of urban services and any residential development will be controlled such that future residential infill or redevelopment will not be precluded if at some future time a full level of urban services is provided.*

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