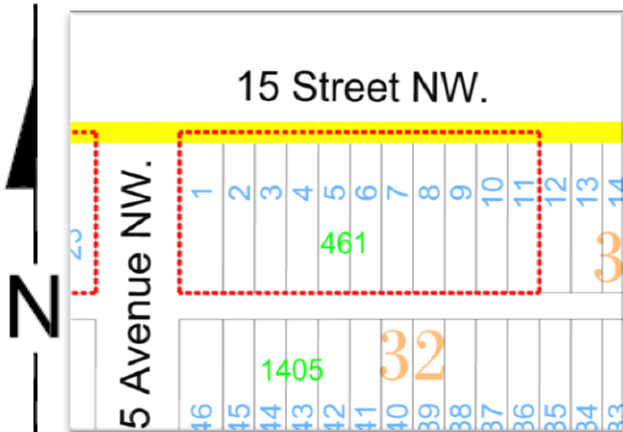


NORDALE AREA



CIVIC ADDRESS: #461 15th Street NW

LEGAL DESCRIPTION: Lots 1 to 11,
Block 32, Plan O3872

LOT SIZE: 34,672 SF approximately

SERVICES: unserviced

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 as drainage is to the East, West side is higher ground.

Drainage plan must be provided by purchaser as property to the South may be affected.

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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City of
Prince Albert