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 Listing

**67 1st Avenue W**

**SK871892 Active**

**LP:** \$6,000

**DOM:** 7



**Prop Type:** Lot/Land  
**Zoning:** C2  
**Possession:**  
**Prop Offer:** Land Only  
**Legal:** Lots 13-14; Block 3; Plan B3185

**Location:** Shaunavon  
**Rec Usage:** No  
**Postal Code:** S0N 2M0  
**Min Rights:** Not Included

**Ownership:** Freehold  
**Assessed:** Yes  
**Tax Paid To:** Town of Shaunavon  
**Bare Land:**

**Tax Amt/Yr:** \$1,400 / 2021  
**Lot Pad Fee:** \$0.00

**Levy:** \$0

**List Brokerage:** Access Real Estate Inc.

**Public Remarks:** Located on 1st AVE W in Shaunavon this 50' lot has great potential for a new build. The Lot has close access for all utilities and good drainage. Any new build on this lot would qualify for tax incentives offered by the Town of Shaunavon. A great place to do do business this affordable property is ready for your project.

**Easement/Restriction Comments:**

**Service to Prop Comments:**

**Property Information**

<b>Env Audit:</b> No	<b>Land Leased:</b> No	<b>Irrigated:</b>	
<b>Lot Front:</b> 50.00	<b>Lot Size:</b> 120	<b>Tot Lot Area:</b> 6,000.00 Square Feet	
<b>Bush:</b> None		<b>Sloughs:</b> None	
<b>Power:</b>	<b>Phone:</b> No	<b>Yard Light:</b> No	
<b>Natural Gas:</b> No	<b>Srvc to Property:</b> Yes	<b>Ease/Restrct:</b> No	<b>Wrksp Htd:</b>
<b>Outdoor Area:</b> Lawn Back			
<b>Lot:</b> Lane, Rectangular			
<b>Topography:</b> Flat			
<b>Fences:</b> None			
<b>Propane Tank:</b> Not Included		<b>Water Supply:</b> Public Water Line	
<b>Sewer System:</b> Attached to Municipal			

This information is believed to be reliable but should not be relied upon without verification.