

# \$45,000 - 312 3rd Street, Blue Ridge

MLS® #A2182432

**\$45,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.40 Acres

NONE, Blue Ridge, Alberta

Prime commercial double lot on a busy corner in the Hamlet of Blue Ridge, Alberta. Zoned as Hamlet Commercial. (Retail and service commercial for residential use). Formerly the Old Blue Ridge Store, a landmark in the community. A small older garage, sign, above-ground fuel tank and pump remain on this fenced double lot. This business was a staple in the community. A new store would be welcomed as the location is prime for travel to recreational opportunities, forestry, and oilfield business. There are many options to consider.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2182432        |
| Price     | \$45,000        |
| Bathrooms | 0.00            |
| Acres     | 0.40            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 312 3rd Street   |
| Subdivision | NONE             |
| City        | Blue Ridge       |
| County      | Woodlands County |
| Province    | Alberta          |
| Postal Code | T0E 0B0          |



**Exterior**

Lot Description      Corner Lot

**Additional Information**

Date Listed            December 4th, 2024  
Days on Market      198  
Zoning                 HC

**Listing Details**

Listing Office            ROYAL LEPAGE MODERN REALTY

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