

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

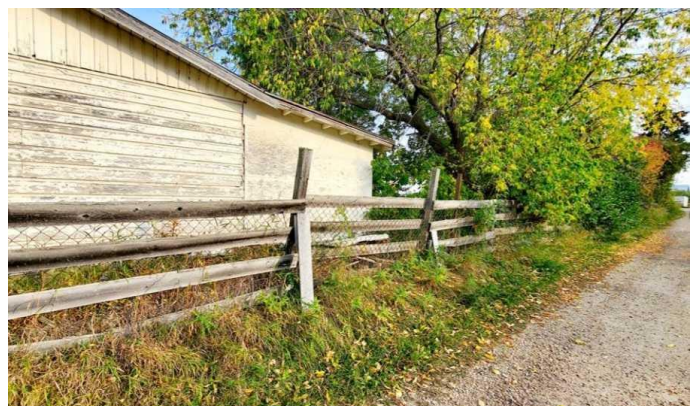
MLS® #A2182432

**\$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        145  
Zoning                  HC

**Listing Details**

Listing Office            ROYAL LEPAGE MODERN REALTY

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