



**FURTHER
REDUCED!
NOW: \$575,000**

Rural Strathcona County Alberta

\$575,000

Approximately 5.09? acres of prime R2A development land located within a gated community, backing onto the 8th hole of the award-winning Jack Nicklaus-designed Northern Bear Golf Course. The property allows for a 10-unit development under current zoning and includes a clean Phase 1 environmental, a completed 2022 Biologist QEP report, services at the property line (TBC), flexible vendor financing options, and extended due diligence for potential single-family rezoning, all just 15 minutes from Anthony Henday Drive and Sherwood Park. (id:6769)

Listing Presented By:



Originally Listed by:
NAI Commercial Real Estate Inc



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