



## Fort Saskatchewan Alberta

\$2,999,900

Visit REALTOR website for additional information. INVESTORS & DEVELOPERS take NOTICE! This is a very RARE Opportunity, as one of the last available HWY 21 Corridor frontage properties in Ft. Saskatchewan. This unique 11 acre property has incredible potential! Currently zoned as Urban Reserve, keeping your property taxes low. However, the Southfort Area Structure Plan calls for Commercial Zoning. The Veterans Way Corridor Intersection is in the planning stage. (see photos) It will open up the west side of the site. Property taxes are fully covered by an existing cell tower lease on site. Includes a 2700sq.ft. 4 bdrm, 2.5 bath custom built Walkout Bungalow. It could generate rental income, a perfect opportunity for investors to minimize holding costs while planning to develop the property. Or move into the home while you are planning your development & you will be living on a private 11 acres right in town! Surrounded by 40' trees providing peace & privacy. Just imagine, you can walk to all the amenities! (id:6769)

Listing Presented By:



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