



## 9803 103 Street Fort Saskatchewan AB

\$306,000

Attention Investors. Imagine the possibilities! Outstanding Development Opportunity in Fort Saskatchewan! This offering includes three attached lots located in the heart of Old Fort Saskatchewan, just steps away from the core. Featuring alleyways on both the back sides and a wide street with diagonal parking, this prime location is enhanced by newer developments around it, including half-duplexes built in 2007 across the street. The area is zoned MU-D (Mixed Use Downtown), allowing for a variety of permitted and discretionary uses, as detailed in the listing photos. The three lots are available on two titles, with lots 9 and 10 requiring the purchase of lot 8, for a total price of \$459,000. Please note, the current structure is non-conforming. Each lot measures approximately 33' x 100' Buyer to determine appropriate land use. DISCLOSURE: Images of buildings have been created using AI, and are not a true representation of any current or future approved development.

Listing Presented By:



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