



9803 / 9805 103 Street Fort Saskatchewan AB

\$459,888

Attention Investors! Discover a prime development opportunity in the heart of Old Fort Saskatchewan. This package includes three attached lots with alley access on both sides and a wide street with diagonal parking, surrounded by newer developments like 2007-built half-duplexes. Zoned MU-D (Mixed Use Downtown), the property offers flexibility for various permitted and discretionary uses (details in listing photos). Priced at \$459,000, the sale of Lots 9 and 10 includes Lot 8 across two titles. The existing structure is non-conforming, and each lot measures approximately 33' x 100'. Don't miss this chance to develop in a thriving, well-located area!

Listing Presented By:



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