



## 9805 103 Street Fort Saskatchewan AB

\$153,000

Imagine the possibilities in the rapidly expanding city of Fort Saskatchewan! Outstanding Development Opportunity in Fort Saskatchewan! This COMBINED LISTING (see ML#E4408440) 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, this listing is lot 8, lot 9/10 ML#E4408440 SOLD together for a total price of \$459,000. 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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