



Fort Saskatchewan Alberta

Old Fort Saskatchewan

\$350,000



Attention Investors. Imagine the possibilities! Outstanding Development Opportunity in Fort Saskatchewan. Prime development opportunity with 2 LOTS ON ONE TITLE 9/10. Conveniently 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. There are three lots are available on two titles, see listing for 9805 103 St for details on the third lot Please note, the current structure is non-conforming. Each lot measures approximately 33' x 100' Buyer to determine appropriate land use. (id:6769)

(b) MU-D Permitted	(c) MU-D Discretionary
Above Ground Floor Housing	Bed and Breakfast
Apartment	Business Support Service
Assisted Living Facility	Commercial School
Child Care Facility	Community Service Facility
Eating & Drinking Establishment	Custom Manufacturing Establishment
Emergency Response Service	Emergency Response Service
Health Service	Government Service
Home Office	Group Home
Multi-Attached Housing	Group Home (Limited)
Personal Service	Live Work Unit
Place of Worship	Parking Facility
Public Facility	Live Work Unit
Retail, Office, and Entertainment	Pet Care Service
Retail Store (Convenience)	Retail Store (Cannabis)
Retail Store (General)	Retail Store (Liquor)
Show Home	Temporary Outdoor Event
Sign, Billboard (Limited)	Temporary Sales Centre
Sign, Fascia	Veterinary Clinic
Sign, Fascia (Limited)	
Sign, Portable	
Sign, Portable (Limited)	
Sign, Projecting	
	Accessory development to any use listed in subsection 10.16(2)



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