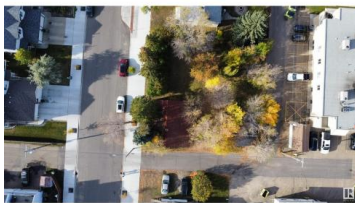




Fort Saskatchewan Alberta

Old Fort Saskatchewan

\$350,000



(b) MU-D Permitted	(c) MU-D Discretionary
<ul style="list-style-type: none"> Above Ground Floor Housing Apartment Assisted Living Facility Child Care Facility Eating & Drinking Establishment Emergency Response Service Health Service Home Office Multi-Attached Housing Personal Service Place of Worship Public Facility Retail, Office, and Entertainment Retail Store (Convenience) Retail Store (General) Show Home Sign, Billboard (Limited) Sign, Fascia Sign, Fascia (Limited) Sign, Portable Sign, Projecting 	<ul style="list-style-type: none"> Bed and Breakfast Business Support Service Commercial School Community Service Facility Custom Manufacturing Establishment Emergency Response Service Government Service Group Home Group Home (Limited) Live Work Unit Parking Facility Pet Care Service Retail Store (Cannabis) Retail Store (Liquor) Temporary Outdoor Event Temporary Sales Centre Veterinary Clinic



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Kelowna, BC,
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Mary Bark

RE/MAX River City

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<https://yeghomes4sale.ca/>



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)