



LOT 8

LOT 9

Fort Saskatchewan Alberta

Old Fort Saskatchewan

\$390,000



ATTENTION INVESTORS & DEVELOPERS! Outstanding redevelopment opportunity in the heart of Old Fort Saskatchewan. This offering features TWO SERVICED LOTS on ONE TITLE, ideally positioned just steps from the downtown core. The property offers excellent accessibility with rear alley access and is situated on a wide street with convenient diagonal parking, enhancing both visibility and future development potential. Surrounded by ongoing revitalization, the area continues to experience strong growth and investment. Grant opportunities may be available through the City of Fort Saskatchewan. Zoned MU-D (Mixed Use Downtown), the property allows for a variety of permitted and discretionary uses. Third lot on separate title avail -- please see MLS listing for 9805 103 St. Seller would prefer to sell all together but would consider separate deals. Each lot measures 33' x 100'. The existing structure is non-conforming. Buyer to verify zoning, permitted uses, and development potential with the municipality. (id:6769)

(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, Portable (Limited) 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 Accessory development to any use listed in subsection 10.16.2(c)



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