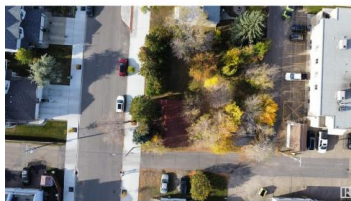




## Fort Saskatchewan Alberta

Old Fort Saskatchewan

**\$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. (id:6769)

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



**Mary Bark**

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