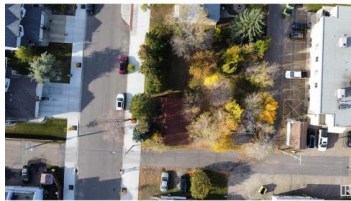




Fort Saskatchewan Alberta

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
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
Emergency Response Service	Establishment
Health Service	Emergency Response Service
Home Office	Government Service
Multi-Attached Housing	Group Home
Personal Service	Group Home (Limited)
Place of Worship	Live Work Unit
Public Facility	Parking Facility
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 (Limited)	
Sign, Projecting	

Accessory development to any use - list: d in subsection 10.16.2(c)

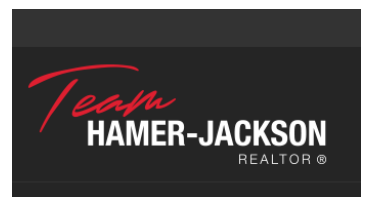


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