



## Fort Saskatchewan Alberta

Old Fort Saskatchewan

**\$225,000**



Attention Investors. Imagine the possibilities! Outstanding Development Opportunity in Fort Saskatchewan. Prime development opportunity. 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 9803 103 St for details on the other two lots. Please note, Each lot measures approximately 33' x 100' Buyer to determine appropriate land use. (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, 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> |



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