



LOT 8

LOT 9

Fort Saskatchewan Alberta

Old Fort Saskatchewan

\$120,000



(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 Establishment
Emergency Response Service	Emergency Response Service
Health Service	Government Service
Home Office	Group Home
Multi-Attached Housing	Group Home (Limited)
Personal Service	Live Work Unit
Place of Worship	Parking Facility
Public Facility	Pet Care Service
Retail, Office, and Entertainment	Retail Store (Cannabis)
Retail Store (Convenience)	Retail Store (Liquor)
Retail Store (General)	Temporary Outdoor Event
Show Home	Temporary Sales Centre
Sign, Billboard (Limited)	Veterinary Clinic
Sign, Fascia	
Sign, Fascia (Limited)	
Sign, Portable	
Sign, Portable (Limited)	
Sign, Projecting	Accessory development to any use listed in subsection 10.16.2(c)



ATTENTION INVESTORS & DEVELOPERS! Outstanding redevelopment opportunity in the heart of Old Fort Saskatchewan. This offering features LOT 8, ideally situated just steps from the downtown core. The property benefits from rear alley access and is located on a wide street with convenient diagonal parking, enhancing both accessibility and future development potential. Surrounded by ongoing revitalization, this area continues to experience strong growth and investment. Grant opportunities are potentially available from the City of Fort Saskatchewan for downtown redevelopment. Zoned MU-D (Mixed Use Downtown), the property allows for a variety of permitted and discretionary uses, (refer to listing photos for zoning details). Lot measures approximately 33' x 100'. The Seller would prefer to sell this property together with 9803 103 Street (Lots 9/10); however, separate offers will be considered. (id:6769)



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