



## Fort Saskatchewan Alberta

\$4,400,000

UNLOCK YOUR IDEAL INVESTMENT OPPORTUNITY! On this PRIME 11 ACRE Property in the city of Fort Saskatchewan Annual Revenue of \$35,000. A stable income with the property currently yielding an impressive \$35,000 annually. Zoned Urban Reserve & Low Property Taxes, ensuring a seamless and cost-effective investment venture. Future-Proof Investment! The property's value is poised for a substantial increase, promising a secure and lucrative financial future. Unique Acreage Living Within the City! The tranquility of acreage living combined with the convenience of city amenities! Subdividable for Commercial Development, tap into the potential for commercial development. Subdivide this gem for a generous return on your initial investment. Perfect for Group Investors, an ideal opportunity for group investment, pooling resources for mutual success Prime Highway Frontage Exposure! Valuable highway frontage exposure, one of the last few opportunities like this! Invest in the future. See REALTOR Website for more info. (id:6769)

Family room 16'4" x 25'3"

Bedroom 3 16'1" x 10'5"

Bedroom 4 12'7" x 7'1"

Other 5'7" x 7'3"

Other 8'3" x 3'0"

Living room 16'3" x 32'3"

Dining room 15'10" x 10'9"

Kitchen 15'5" x 10'5"

Primary Bedroom 12'5" x 14'0"

Bedroom 2 10'4" x 10'1"

Laundry room Measurements not available

Sunroom Measurements not available

Listing Presented By:



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Exp Realty

<http://www.rjhomes.ca/>



Royal

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