



## Fort Saskatchewan Alberta

\$699,900

Exceptional Opportunity to own a prime piece of property in the very centre of the biggest growth node in Fort Saskatchewan. Situated beside established premium built homes and near the new outdoor rink, while across the street from largest multi-family complex being constructed in the City and sharing the intersection to the future home of a new school, this parcel is PRIME REAL ESTATE! Even better, as a half acre parcel, this has the advantage of a parking lot agreement with the adjoining property which is a forth coming church. Meaning you have access to ample parking, registered on title, and CAN MAXIMIZE YOUR BUILD to give you more earning potential. SERVICED lot with parking lot and approaches covered not at your expense. The potential for this half-acre lot includes constructing a building with an 8,000 sqft footprint, potential up to three stories for a total of 24,000 sqft. All new construction is subject to city zoning bylaws, setbacks, and approvals.

(id:6769)

Listing Presented By:



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Royal LePage Noralta Real Estate

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



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