

FOR SALE

942 391 904 +2 &
962 102 225,
Fort Saskatchewan &
Strathcona County, AB



FUTURE DEVELOPMENT & AGRICULTURE LAND

REMAX Commercial Excel is pleased to present a prime residential development opportunity in Fort Saskatchewan.

- Roughly 20 acres within Fort Saskatchewan are slated for residential development
- Extreme proximity to existing development
- Minutes from Walmart, Canadian Tire, Dow Centennial Centre, Fort Saskatchewan Community Hospital, Starbucks, and more!
- Relatively flat land
- Ongoing farming potential
- Great access to both 111.34 and 160 acres parcels

| DETAILS | |
|--------------------|--|
| Alberta Land Title | 42 391 904 +2 and 962 102 225 |
| Lot Size | ± 271.34 Acres |
| Zoning | (AG) Agricultural General (AG-S) Agricultural General South |
| Sale Price | \$3,950,000.00 |
| Price Per Acre | \$14,557.38/Acre |



STREET
VIEW

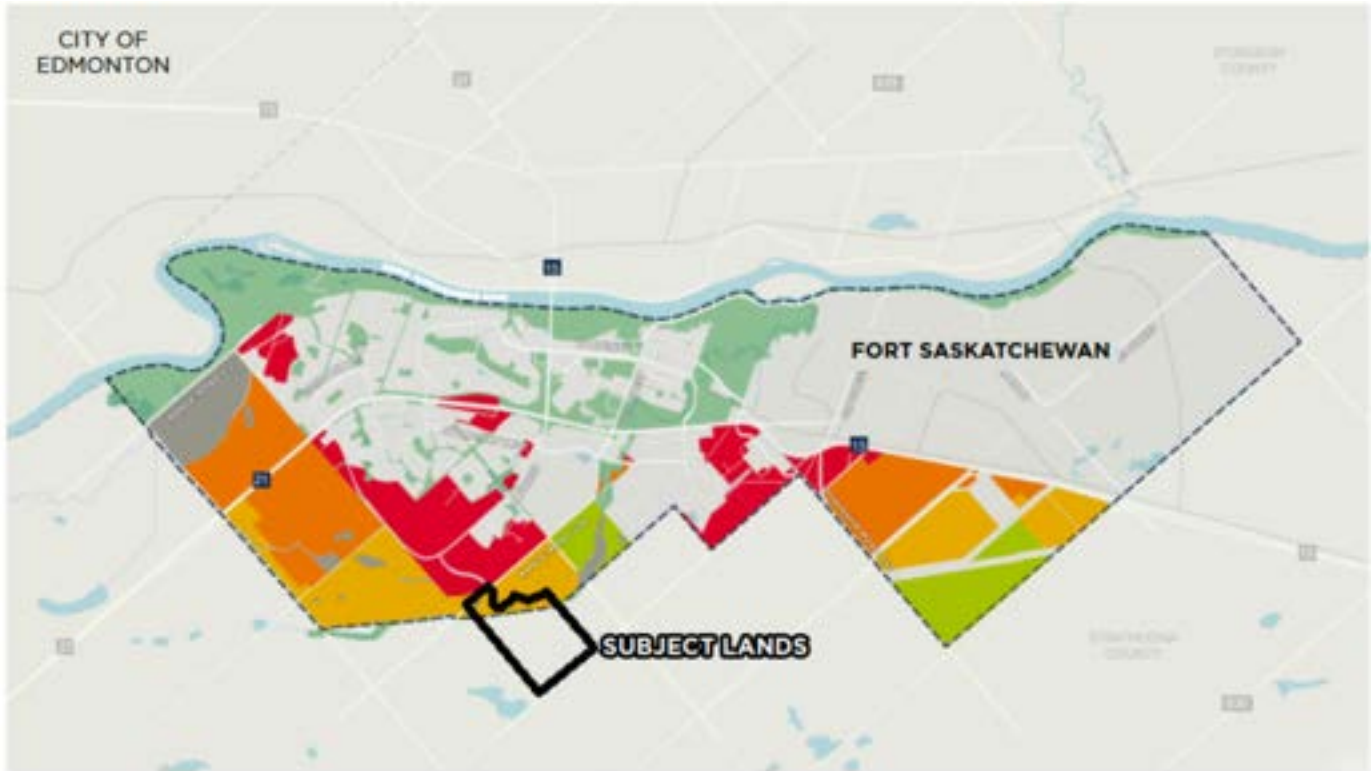


MAP
VIEW



PROPERTY
TOUR

DEVELOPMENT STAGING



- Undevelopable
- Immediate Term
- Near Term
- Medium Term
- Long Term

**Map is representative of the order of development.
Timing of development will be dependent on growth rates.
The terms shown are separate from those defined for implementation.*





CONTACT.

CHRISTIAN JONES

Vice President

(780) 716-2851

1988jones@gmail.com



REMAX
COMMERCIAL
Excel