

FOR SALE

Two Serviced Industrial Lots

11133/37 83 Avenue
Fort Saskatchewan, AB



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Commercial

FOR SALE

Two Serviced Industrial Lots

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Fort Saskatchewan, AB

ZONING	LI - Light Industrial
TOTAL SF	21,600 SF
LOT SIZES	1.41 & 1.96 Acres 3.37 Acres Total
SERVICES	Municipal To Property Lines
MAJOR ACCESS	Highway 15 High Load Corridor
TAXES (2021)	\$6,531/\$9,078 \$15,609 Total
SALE PRICE	\$465,300/\$646,800 \$1,112,100 Total (\$330K/acre)
AVAILABLE	Immediately



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