

# \$6,343,000 - 22-54-33 W4, Fort Saskatchewan

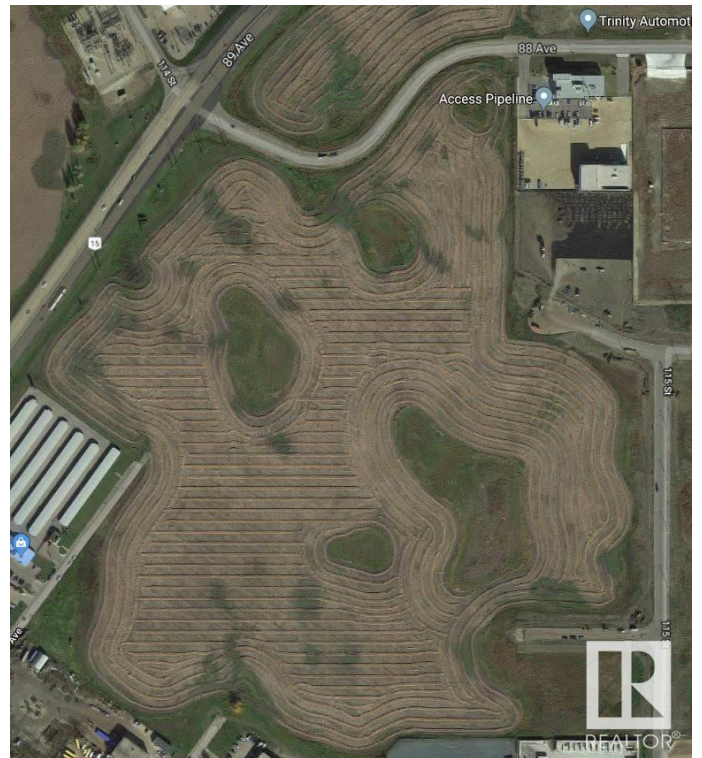
MLS® #E4227118

**\$6,343,000**

Bedroom, Bathroom,  
Land Commercial on 63.43 Acres

Light Industrial Park, Fort Saskatchewan, AB

RARE Opportunity in the Industrial Heartland of Fort Saskatchewan. 63.4 Acres of development land with GREAT highway frontage. Easy access to the Industrial Heartland and high traffic counts make this a prime location for light industrial development. Neighboring landowners include Access Pipeline, Yanda Canada, TAG Developments Real Storage. This unserviced land is being sold for \$100,000/acre where comparable serviced land in the area has sold for \$650,000/acres. This is an incredible opportunity!



## Essential Information

MLS® #	E4227118
Price	\$6,343,000
Acres	63.43
Type	Land Commercial

## Community Information

Address	22-54-33 W4
Area	Fort Saskatchewan
Subdivision	Light Industrial Park
City	Fort Saskatchewan
Province	AB
Postal Code	T8L 2N8

## Additional Information

Date Listed February 1st, 2021

Zoning LIGHT INDUSTRIAL

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Listing information last updated on October 31st, 2024 at 6:31pm MDT