

\$5,708,700 - 22-54-33 W4, Fort Saskatchewan

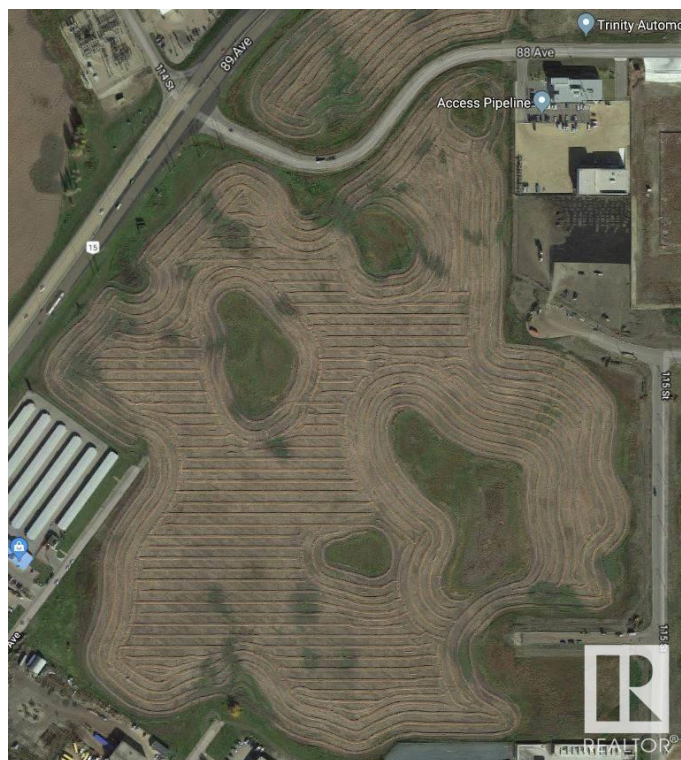
MLS® #E4227118

\$5,708,700

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 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 | \$5,708,700 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Type | Land Commercial |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 22-54-33 W4 |
| Area | Fort Saskatchewan |
| Subdivision | Light Industrial Park |
| City | Fort Saskatchewan |
| County | ALBERTA |

| | |
|-------------|---------|
| Province | AB |
| Postal Code | T8L 2N8 |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 1st, 2021 |
| Days on Market | 1560 |
| Zoning | Zone 62 |

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Listing information last updated on May 11th, 2025 at 8:47pm MDT