

FOR SALE

PRIME MIXED USE DEVELOPMENT LAND

9430-95 Street, Fort Saskatchewan, AB



Highlights

- Prime 5.71 ± mixed use development opportunity
- Strategically located in Fort Saskatchewan's high growth corridor
- Flexible zoning supports multi-family, seniors housing, and commercial development
- Up to 12-storey residential development potential
- Commercial uses permitted on the ground floor

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ROYAL PARK
REALTY™

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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**The above image is an AI generated conceptual rendering*

Property Details & Financials

MUNICIPAL ADDRESS	9430-95 Street, Fort Saskatchewan, AB
LEGAL DESCRIPTION	Plan 1523644, Block 22, Lots 17 & 18
ZONING	DC(A)-08 (Direct Control – 99th Avenue Residential Mixed-Use Centre)
TYPE OF PROPERTY	Bare Land (Development Ready)
LOT 17	4.47 acres ±
LOT 18	1.24 acres ±
TOTAL SITE SIZE	5.71 acres ±
SERVICES	TELUS trench to Lot 17, Fortis power to property line, and ATCO natural gas
SALE PRICE	Market
PROPERTY TAXES	Lot 17: \$2,355,500/yr (2026) Lot 18: \$948,300/yr (2026)
POSSESSION	Immediate



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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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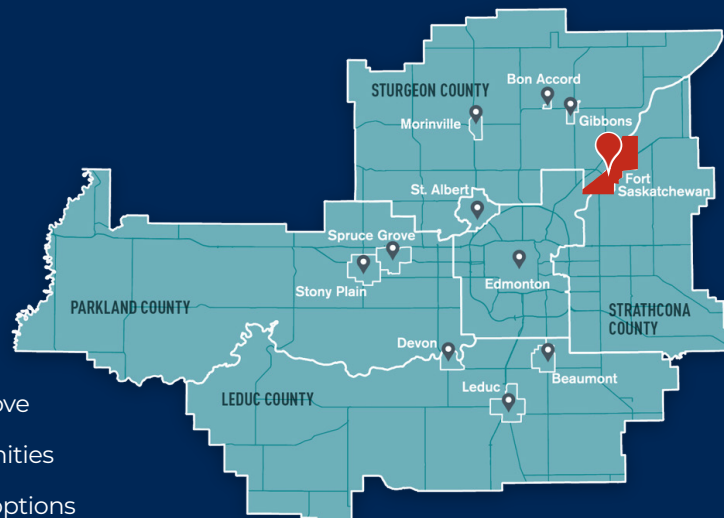
- 20 MINS TO EDMONTON
- 15 MINS TO SHERWOOD PARK
- 40 MINS TO NISKU/LEDUC
- 40 MINS TO EDMONTON INT'L AIRPORT



CITY OF
FORT SASKATCHEWAN
ALBERTA

Development Regulations:

- Maximum height:
 - ◇ Up to 4 storeys along 99 Ave & 95 Street
 - ◇ Up to 12 storeys within interior area
- Minimum density: 70 dwelling units per net developable hectare
- Commercial uses permitted on the ground floor
- Mid to high-rise multi-family residential development
- Mixed-use development with ground floor retail and residential above
- Assisted living, seniors housing, or care focused residential communities
- Flexible policy environment enabling a range of mixed use design options

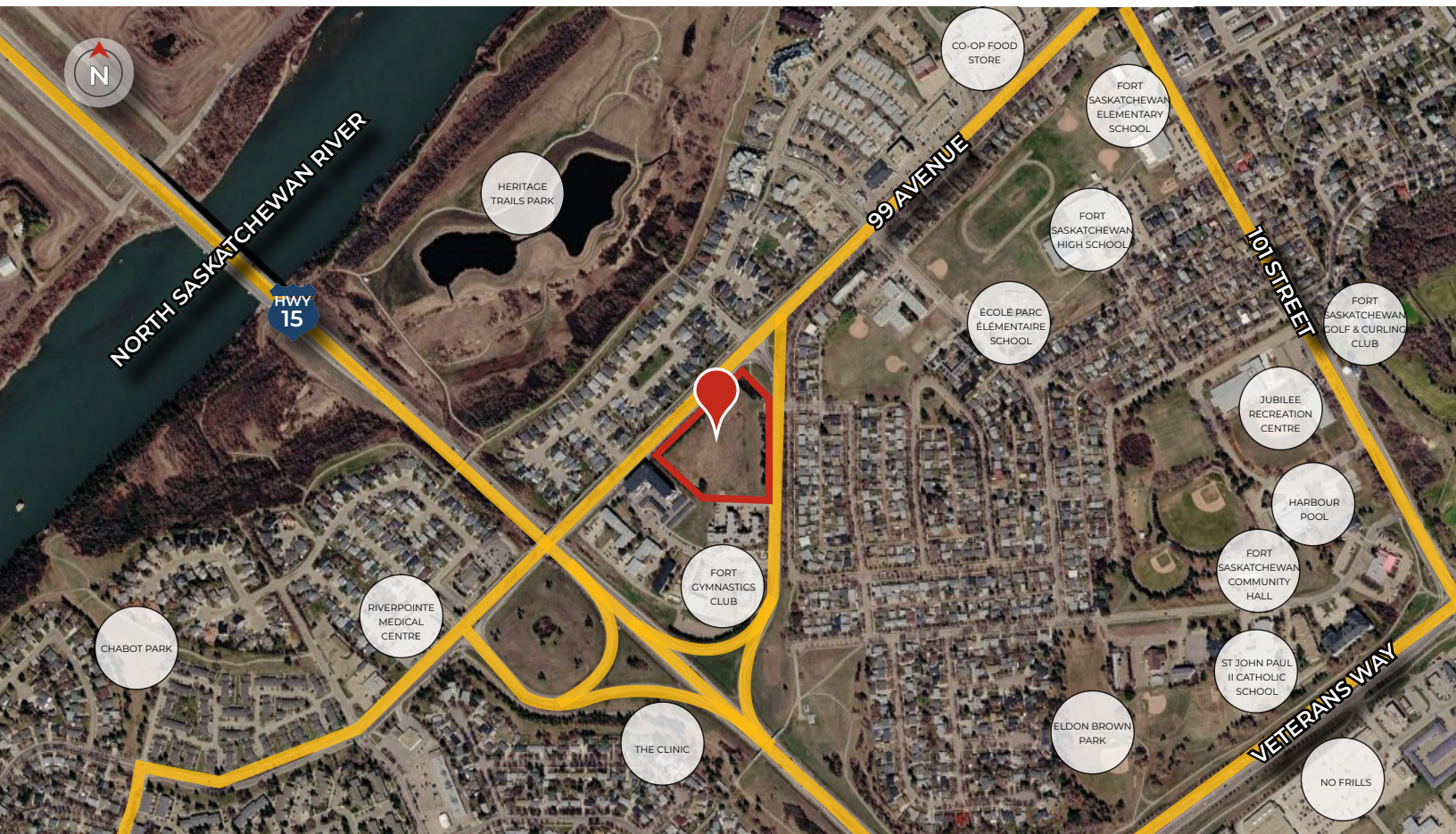


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Property Location | 9430-95 Street, Fort Saskatchewan, AB



Demographics



30,575
POPULATION



\$1.2 BILLION ANNUALLY
TRADE AREA SPENDING



34.4
MEDIAN
AGE



\$139,360 AVERAGE
HOUSEHOLD INCOME



\$439,000 AVERAGE
PRICE OF A SINGLE
FAMILY DWELLING



\$217,000 AVERAGE
PRICE OF A
CONDOMINIUM UNIT



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