



GRASSROOTS

REALTY GROUP

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7428 Bulyea Avenue
Fort McMurray, Alberta

MLS # A2326078



\$675,000

Division: Waterways

Lot Size: 0.72 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: PS And C1

Water: -

Sewer: -

Utilities: -

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY! OVER 30,000 SQ FT CORNER LOT. C1 ZONING. FULLY SERVICED. HIGH VISIBILITY LOCATION. Exceptional opportunity to acquire an OVER 30,000 SQ FT CORNER LOT in one of Fort McMurray's growing commercial areas. This FULLY SERVICED property includes WATER, SEWER, AND POWER and is zoned C1, offering tremendous flexibility for a wide variety of COMMERCIAL USES. Whether you are looking to CUSTOM BUILD, bring in a READY TO MOVE STRUCTURE, or develop an INVESTMENT PROPERTY, this site provides endless possibilities. The strategic location, surrounded by PARKS AND GREEN SPACE, offers excellent exposure, accessibility, and long term growth potential. With services already in place and a COMPETITIVELY PRICED asking price, this property presents an outstanding opportunity for INVESTORS, DEVELOPERS, AND BUSINESS OWNERS looking to establish or expand their presence in Fort McMurray. Rarely do parcels of this size and zoning become available. Secure this PRIME DEVELOPMENT SITE and bring your vision to life.