



**GRASSROOTS**  
REALTY GROUP

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**321 1A**  
**Fox Creek, Alberta**

**MLS # A2345176**



**\$375,000**

**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 0 sq.ft.

**Zoning:** C-3

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Prime Highway Commercial Opportunity | 3.8 Acres | Fox Creek Excellent exposure. Strategic location. Endless potential. This 3.8 acre parcel of Highway Commercial (C3) land is ideally positioned along Highway 43 in the Fox Creek Airport area, offering outstanding visibility and convenient highway access. With new zoning in place, this property provides flexibility for a variety of commercial opportunities. C3 uses include hotels and motels, restaurants and caf&eacute;s, retail stores, strip malls, service businesses and more. Buyers are encouraged to verify permitted and discretionary uses, development requirements and zoning with the municipality. Whether you're looking to develop a new commercial venture, expand an existing business, or secure a strategically located investment property, this parcel offers the space, exposure and location to make your plans a reality. 3.8 Acres | C3 Highway Commercial | Highway 43 Exposure | Strong Development Potential Don't miss this opportunity to establish your business in a highly visible and accessible location in Fox Creek.