



**GRASSROOTS**  
REALTY GROUP

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7428 Bulyea Avenue  
Fort McMurray, Alberta

MLS # A2174531



**\$699,900**

Division: Waterways

Lot Size: 0.72 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: PS And C1

Water: -

Sewer: -

Utilities: -

Prime Investment Opportunity in Fort McMurray! This Expansive 30,000+ sq ft corner lot is fully serviced with water, sewer, and power is perfectly positioned in a high-demand area and zoned C-1, offering tremendous potential for Commercial Development. Whether you choose to Custom-build or bring in a ready-to-move (RTM) structure, this property provides unmatched flexibility to create the business of your dreams. The strategic location, surrounded by parks and green spaces, ensures excellent visibility and accessibility—ideal for a variety of business ventures. Priced competitively to sell, this rare opportunity offers significant growth and profitability potential. Don't miss your chance to secure one of Fort McMurray's most sought-after properties. The possibilities are endless—turn your vision into reality and start building your next successful venture today!