

FOR SALE


# 9821 102 STREET

Fort Saskatchewan, Alberta

**0.49 ACRES FOR SALE**

**SALE PRICE REDUCED: \$550,000**

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**CUSHMAN &  
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# PROPERTY HIGHLIGHTS

The subject property is situated at the northeast corner of 99 Avenue and 102 Street, just east of downtown Fort Saskatchewan. 99 Avenue is a major north-south arterial road featuring extensive retail, multi-family, and single-family residential developments on both sides. To the north, 99 Avenue connects to Highway 21, and to the south, it leads to Highway 15.

The property is zoned CC-D (Core Commercial - Downtown District), which encourages mixed-use commercial developments in the heart of downtown, enhancing its role as a key commercial and business center within the city. Development in this area, particularly at street level, focuses on retail, office, dining establishments, and service uses, with opportunities for residential units above the ground floor. This mix of uses and urban design standards aims to promote walkability and activity in the downtown core.

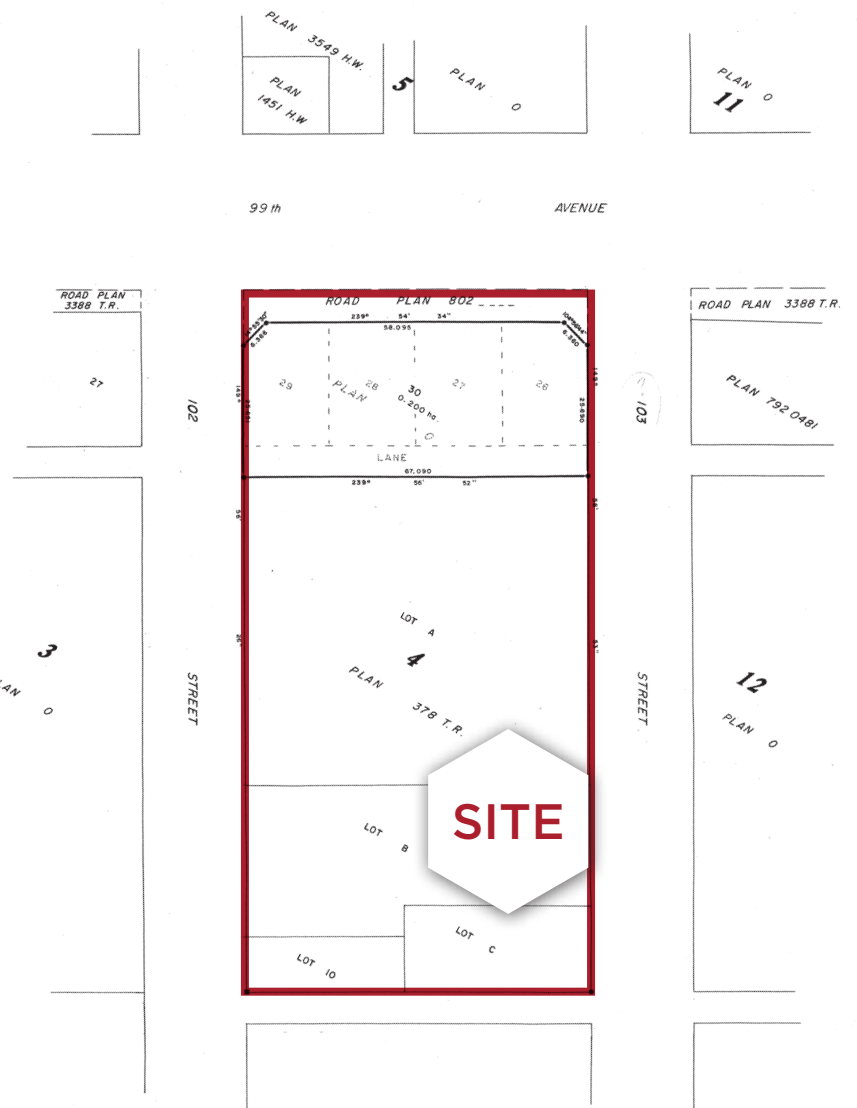
# PROPERTY DETAILS

|                           |                                       |
|---------------------------|---------------------------------------|
| <b>Municipal Address:</b> | 9821 102 Street,<br>Fort Saskatchewan |
| <b>Zoning:</b>            | CC - D -<br>Core Commercial, Downtown |
| <b>Legal Description:</b> | Plan 8122532, Block 4, Lot 30         |
| <b>Site Area:</b>         | 0.49 Acres,                           |
| <b>Price (REDUCED):</b>   | \$550,000                             |

CONFIDENTIALITY AGREEMENT

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# SUBDIVISION PLAN



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