



FOR SALE | RR 224 & TWP RD 544, FORT SASKATCHEWAN, AB

Fort Saskatchewan Lands

- 147.1 acre development in the growing City of Fort Saskatchewan, well positioned as part of the recently approved annexation
- The City of Fort Saskatchewan boasts tremendous economic growth, and is one of the fastest growing communities in Northern Alberta with 27% population growth since 2006
- Current population of Fort Saskatchewan is 24,149
- Access to nearby markets, including the City of Edmonton, Strathcona County, and Sherwood Park.
- Adjacent to the Alberta Industrial Heartland, one of the world's most attractive locations for chemical, petrochemical, and oil and gas investment

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Asking Price:

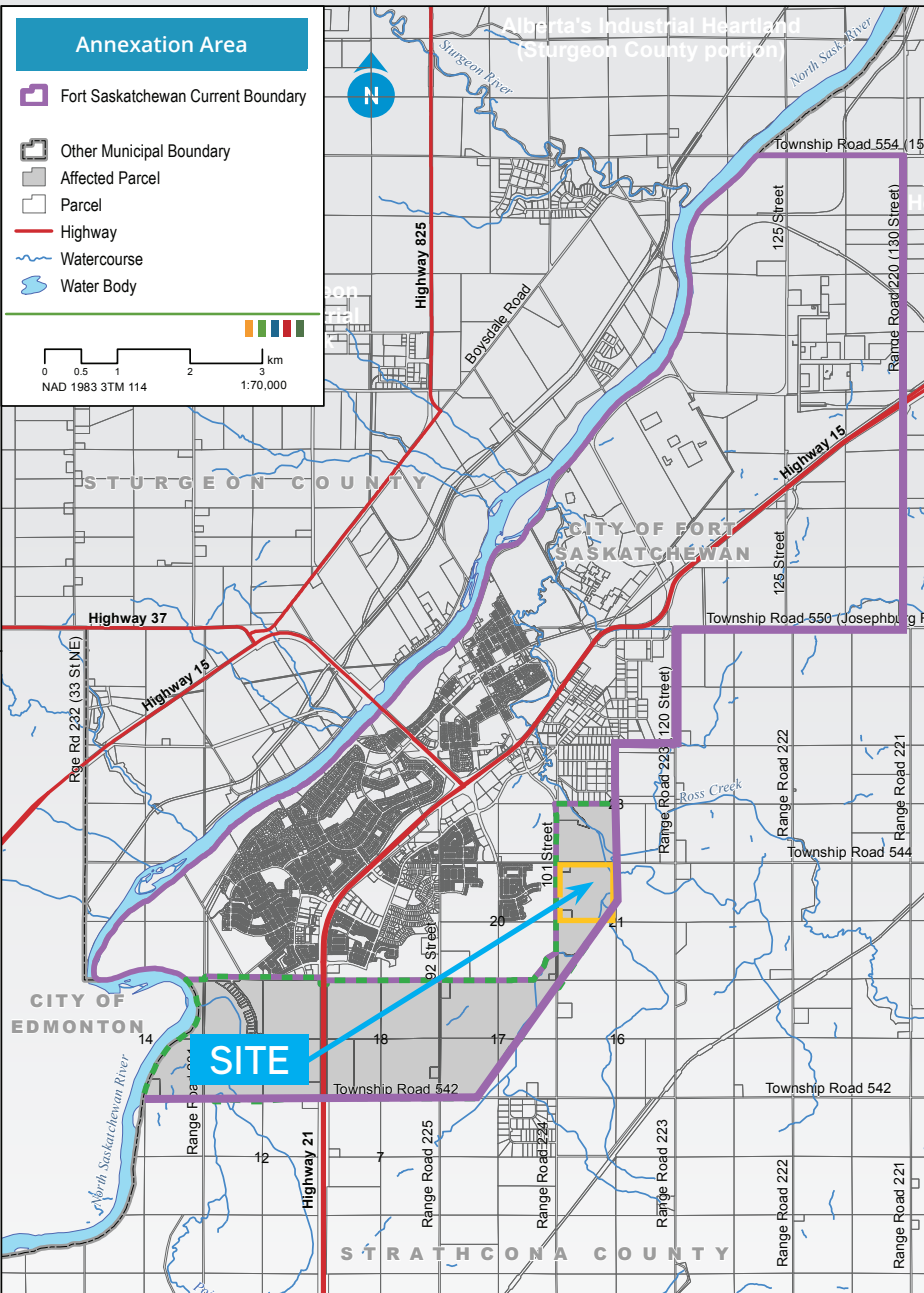
\$95,000

Per Acre

Colliers

Fort Saskatchewan Lands

Highlights



LOCATION	Fort Saskatchewan
LEGAL DESCRIPTION	TWP 54, RR 22, Sec 21 NW, W4
SITE AREA	147.1 Acres
PRICE	\$13,974,500.00 (\$95,000/Acre)
PROPERTY TAX	\$3,997.63 (2021)
ZONING	AG - Agriculture General
LOCATION	Easy access to Highways 21, 15, and 37
ANNEXATION	Approved

The City of Fort Saskatchewan and Strathcona County councils have approved a negotiated area of expansion for the City of Fort Saskatchewan, and have proceed with an uncontested annexation. Both councils will also move immediately to explore an alliance to enhance their respective interests in the region.

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