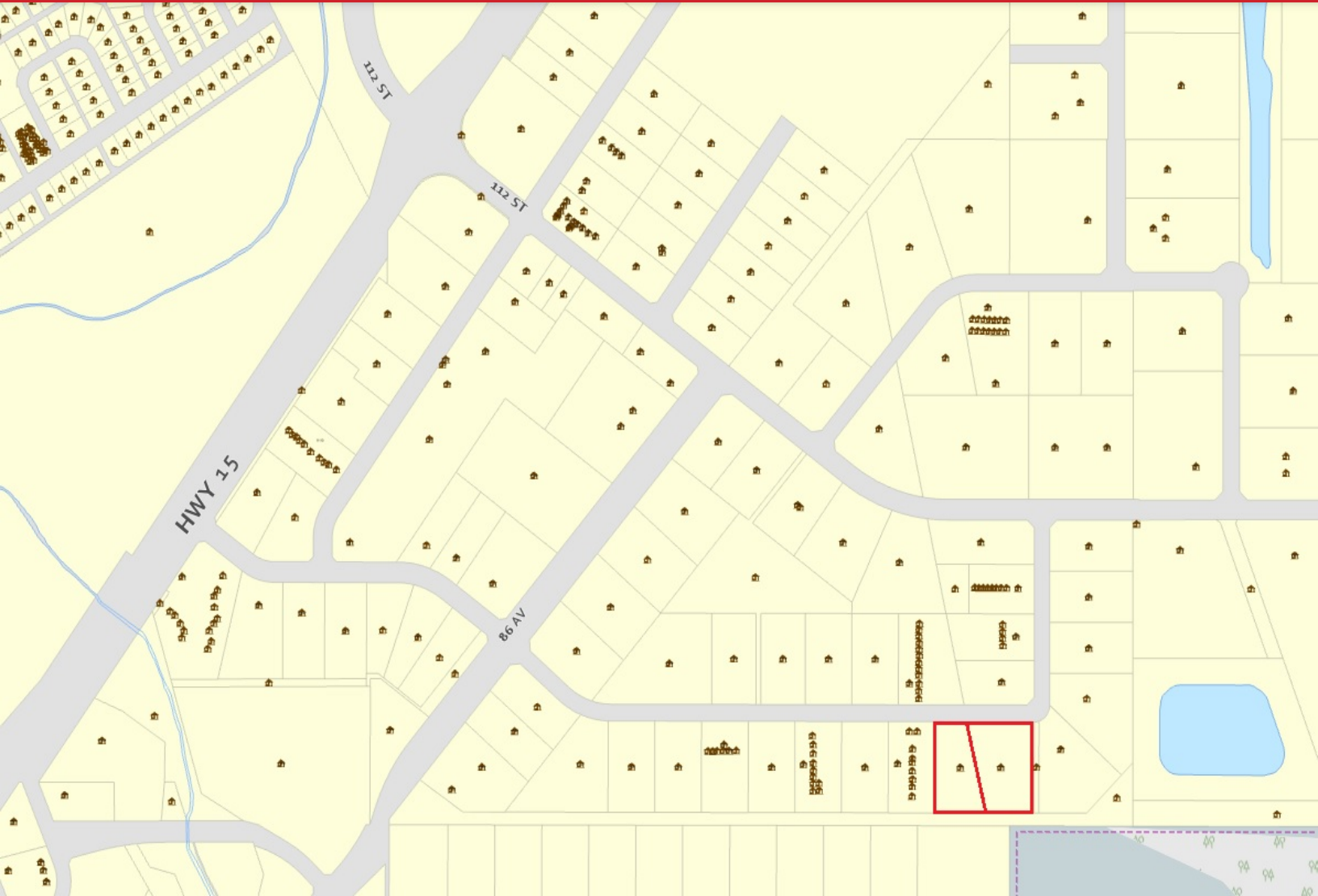


# FOR SALE

## Two Serviced Industrial Lots

11133/37 83 Avenue  
Fort Saskatchewan, AB



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*Commercial*

MaxWell Polaris

# FOR SALE

## Two Serviced Industrial Lots

11133/37 83 Avenue  
Fort Saskatchewan, AB

ZONING	LI - Light Industrial
LOT SIZES	1.41 & 1.96 Acres 3.37 Acres Total
SERVICES	Municipal To Property Lines
MAJOR ACCESS	Highway 15 High Load Corridor
TAXES (2021)	\$6,531/\$9,078 \$15,609 Total
SALE PRICE	\$444,150/\$617,400 \$1,061,550 Total (\$315K/acre)
AVAILABLE	Immediately



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