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Virtual Tour with
Christian Jones!

FOR SALE

± 276 ACRES



RESIDENTIAL LAND DEVELOPMENT

Fort Saskatchewan, AB

Property Description

- This sale is for 25% ownership of 276 acres. The Buyer will form part of a joint venture agreement partly with an affiliate of Qualico Communities (50% ownership).
 - Qualico Communities is one of Edmonton's biggest and strongest developers.
 - [Click here for information on Qualico Communities](#)
- Property borders existing neighborhood development
- Shares are being offered at 35% off the proportionate appraised land value
- Largely slated for residential development
- Located in the [Southfort Area Structure Plan](#)
- Nearby amenities include: Walmart, Canadian tire, Dow Centennial Centre,
- Fort Saskatchewan Community Hospital, Starbucks and much more!

±276 ACRES
PARCEL SIZE

\$3,950,000.00
PRICE

\$57,246.38
PROPORTIONATE
PRICE PER ACRE

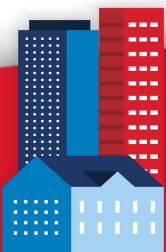
Christian Jones
Vice President
1988jones@gmail.com
780.716.2851

RE/MAX
COMMERCIAL
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COMMERCIAL DIVISION

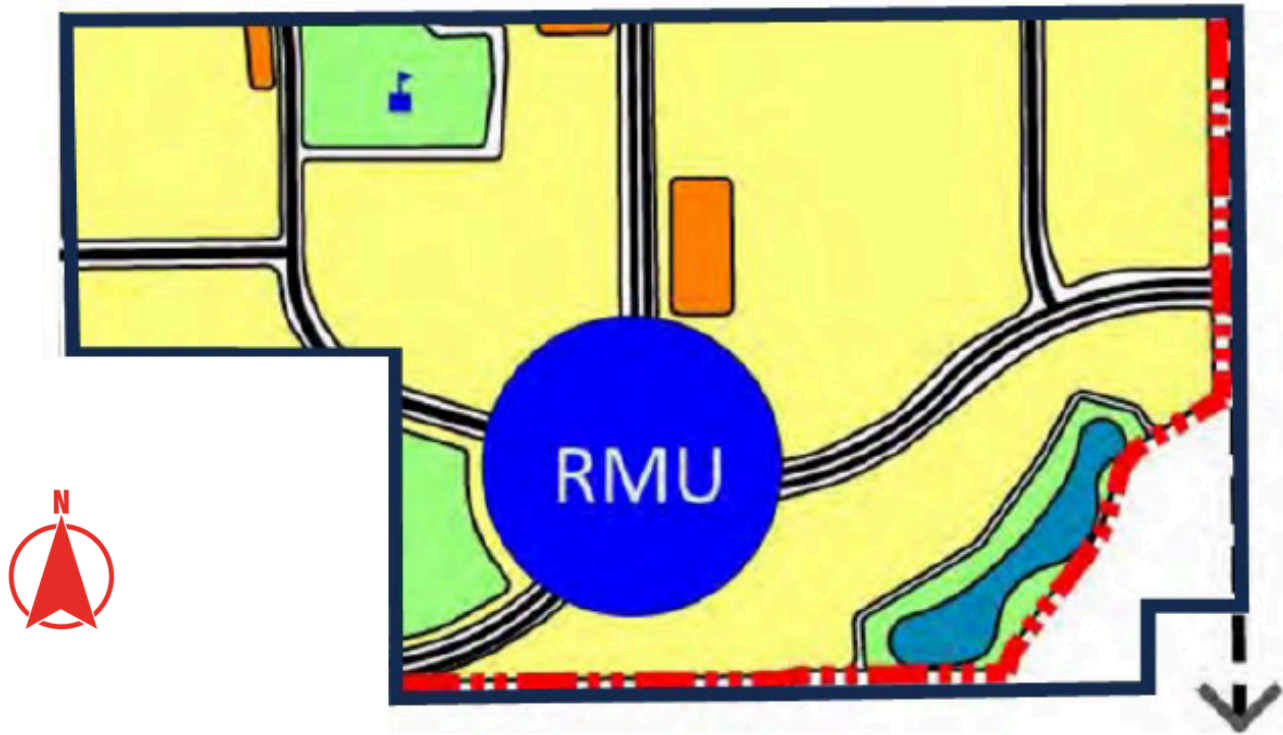


#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, 2021, 2023*
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SOUTHFORT AREA STRUCTURE PLAN



Land Use Concept Plan

City of Fort Saskatchewan
Southfort Area Structure Plan

- Municipal Boundary
- Park & Ride Site
- Urban Forest Corridor

- Low Density Residential
- Estates Residential
- Medium Density Residential
- High Density Residential
- High Density Street Oriented Mixed Use
- Residential Mixed Use
- Park
- Potential School Site

- Storm Water Management Facility
- Commercial
- Neighbourhood Service
- Institutional
- Freeway
- Arterial
- Optional Arterial
- Collector
- Optional Collector

Note: All size, locations, and areas depicted are conceptual. Actual location & size will be determined through the outline plan and subdivision approval process. The number, size, and location of future school sites may change in response to student demographics. Building of new schools and other institutional uses is dependant upon provincial funding.

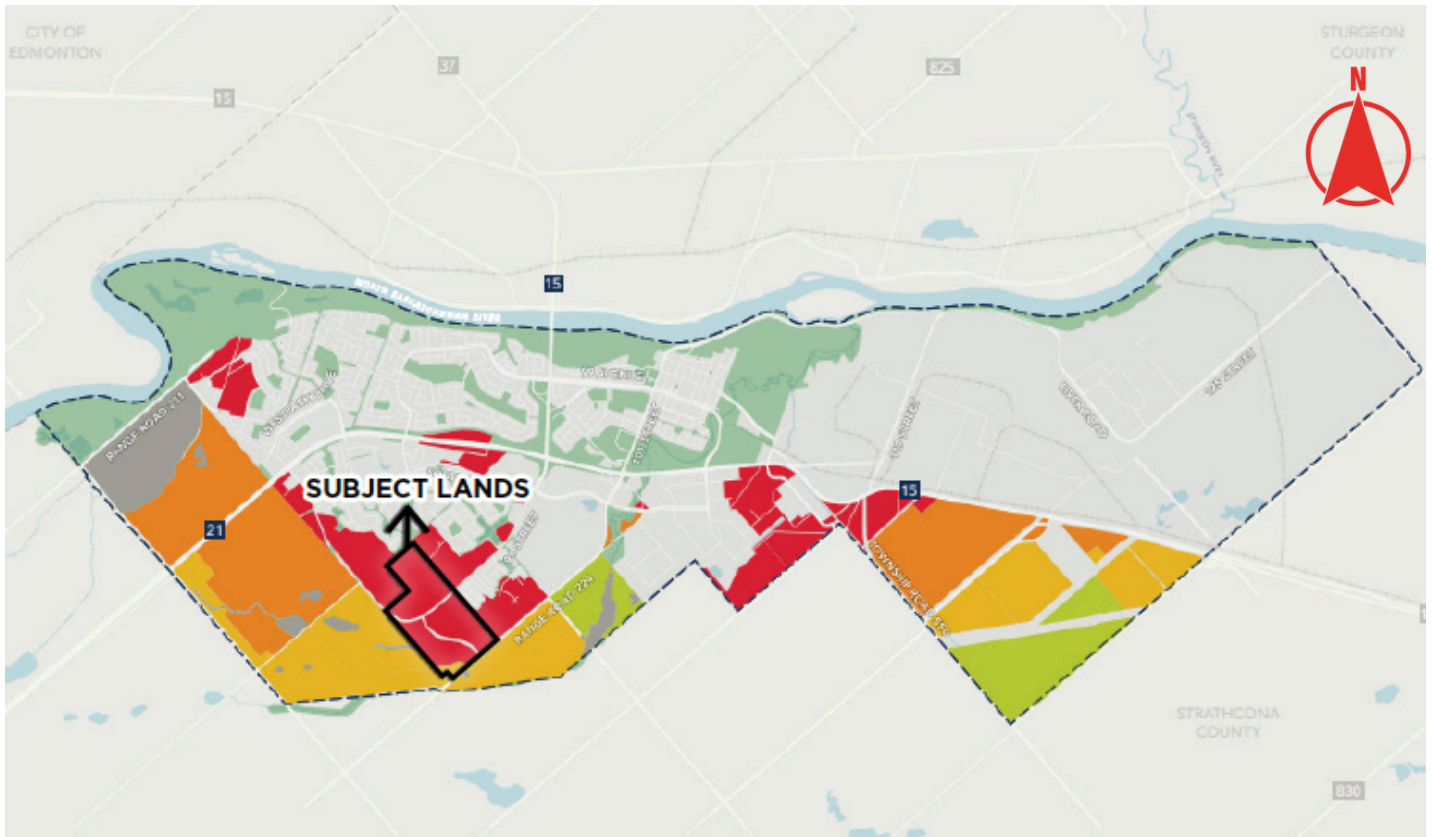


December 2018



City of Fort Saskatchewan
Southfort Area Structure Plan

DEVELOPMENT STAGING



- Undevelopable
- Immediate Term
- Near Term
- Medium Term
- Long Term

*Map is representative of the order of development.
Timing of development will be dependent on growth rates.
The terms shown are separate from those defined for implementation.



PROPERTY DETAILS

Purchase Price: **\$3,950.00,000**

proportionate shares proportionally equates to **\$57,246.38/acre)**

Municipality: Fort Saskatchewan, Alberta

Alberta Land Title: 062078533001 and 062078533

Parcel Size: ±276 Acres

Zoning: (UR) Urban Reserve

Contact

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