



For Sale

Future Gateway Development to the City of Fort Saskatchewan

Hwy 21 & South of Wilshire Blvd, Fort Saskatchewan

148 acres of future mixed-use commercial/residential development opportunity in the City of Fort Saskatchewan.

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Accelerating success.

The Area

Fort Saskatchewan is a major industrial and commercial centre in Northern Alberta, with the largest urban municipality within Alberta's Industrial Heartland and the home of Canada's largest hydrocarbon processing centre. Fort Saskatchewan is a small but fast-growing city. With an expected population growth of 2.23% from 2018-2023, the City is likely to outpace growth in the greater Edmonton region (2.09%), Alberta (1.82%), and Canada (1.05%). This growth is driven by the City's economic opportunities and quality of life.

Property Overview

Civic Address Hwy 21 & South of Wilshire Blvd,
Strathcona County, AB

Zoning AG

Sale Price Contact Agent

Property Tax (2022) \$281.27



Pending rezoning
to Urban Reserve
(UR)



**Direct
exposure
to Hwy 21**



Vehicles
per annum (2018):
22,280



Average
household
income (2022):
\$128,187.66



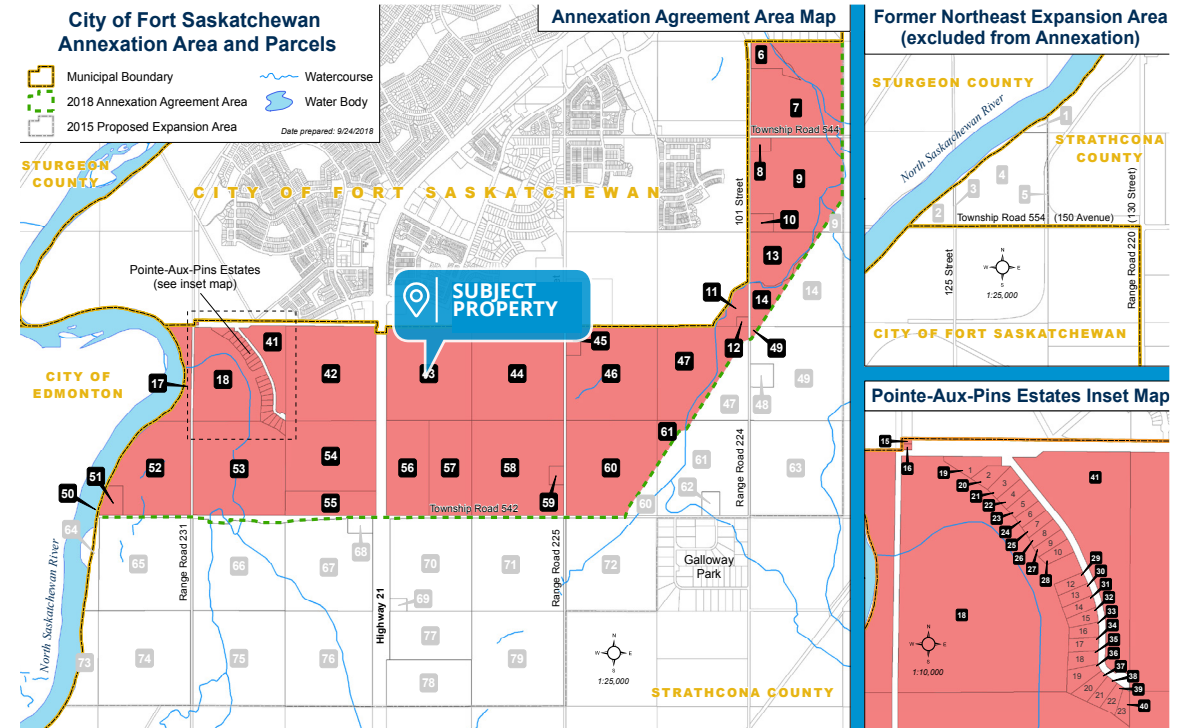
Population
(2021):
27,088



Projected
Population
Growth
(2017 - 2032):
1.32%

Annexation

The City of Fort Saskatchewan submitted an Annexation Application to the Municipal Government Board on April 17, 2019. This annexation was supported by Strathcona County through the Alliance Agreement signed by the two municipalities on September 8, 2018. The annexation was successful and the City of Fort Saskatchewan annexed 952 hectares of land, including this 148 acre parcel.



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