

SOUTHFORT DRIVE AND 94 STREET | SOUTHPOINTE



PROPERTY DETAILS

LOCATION

The 2 parcels are located along 94th Street, south of Southfort Drive, in the SouthPointe Neighbourhood. www.south-pointe.ca

LEGAL DESCRIPTION

SW-29-54-22-W4

ZONING

- Parcel 1 - RMH
- Parcel 5 - RML

See attached appendix for zoning details.

DUE DILIGENCE

Both a geo-technical assessment and a Phase 1 ESA have been conducted on the surrounding lands with no limiting factors for development recorded.

SERVICING

Fully Serviced.



KEY POINTS

- Excellent opportunity to purchase multi family sites ready for development in steadily growing Fort Saskatchewan, Alberta.
- Fort Saskatchewan amenities include the Dow Centennial Centre, a multipurpose activity centre, a river valley, and an extensive park/trail system.
- Easy access to Edmonton via Hwy 21 or Hwy 15. Half an hour by car.
- Quick 20 minute drive to Sherwood Park.

IMMEDIATE PROXIMITY TO:

- 34 acre power centre anchored by Home Depot and Shoppers Drug Mart. Goodlife Fitness centre (24,000 sf) within walking distance.
- Modern, acute care hospital, Fort Saskatchewan Community Hospital, opened in 2012.
- Landscaped, constructed wetlands, with full network of activity trails, minutes away from huge playground (constructed in 2015).
- Walking distance to SouthPointe School, which opened in Fall 2017.

FLEXIBLE RMH ZONING ALLOWS:

- Accessory Development
- Apartment Dwelling
- Home Office
- Multi-Attached Dwelling

For More Information on RMH & RML Zoning See City of Fort Saskatchewan Land Use Bylaw C10-13, Schedule ".A".



AVAILABLE SITE



AVAILABLE SITE



ZONING APPENDIX

EXCERPTS FROM CITY OF FORT SASKATCHEWAN LAND USE BYLAW C23-20

Updated August 25, 2020

Visit the City of Fort Saskatchewan website to view the complete document:

<https://www.fortsask.ca/en/your-city-hall/resources/Documents/Land-Use-Bylaw/LandUseBylaw-C23-20.pdf>