

## \$5,708,700 - 22-54-33 W4, Fort Saskatchewan

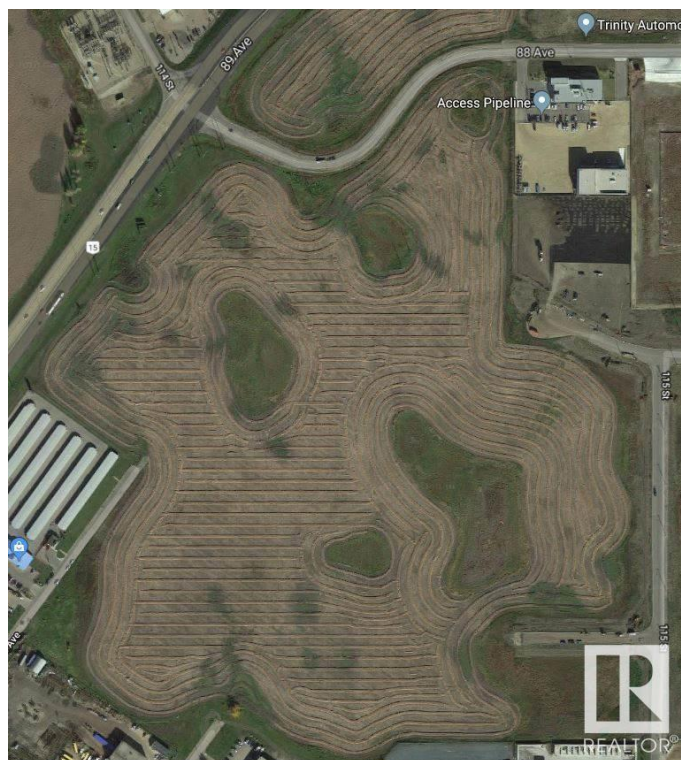
MLS® #E4227118

**\$5,708,700**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Light Industrial Park, Fort Saskatchewan, AB

RARE Opportunity in the Industrial Heartland of Fort Saskatchewan. 63.4 Acres of development land with GREAT highway frontage. Easy access to the Industrial Heartland and high traffic counts make this a prime location for light industrial development. Neighboring landowners include Access Pipeline, Yanda Canada, TAG Developments Real Storage. This unserviced land is being sold for \$100,000/acre where comparable serviced land in the area has sold for \$650,000/acres. This is an incredible opportunity!



### Essential Information

MLS® #	E4227118
Price	\$5,708,700
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

### Community Information

Address	22-54-33 W4
Area	Fort Saskatchewan
Subdivision	Light Industrial Park
City	Fort Saskatchewan
County	ALBERTA

Province	AB
Postal Code	T8L 2N8

### **Additional Information**

Date Listed	February 1st, 2021
Days on Market	1573
Zoning	Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 24th, 2025 at 8:17am MDT