



THE
A-TEAM

**RE/MAX
FIRST**

9905 PENHORWOOD Drive, Fort McMurray T9H 1K9

MLS® #: **A2126175** Area: **Downtown** Listing Date: **04/26/24** List Price: **\$5,500,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Commercial Land**
 City/Town: **Fort McMurray**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **206,474 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM
306
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: Zoning:
Fee Simple **SR1**
 Legal Desc: **9121064**

Remarks

Pub Rmks: **DOWNTOWN FORT MCMURRAY LAND AVAILABLE! This 4.74 Acre was previously a multi family site. This lot is zoned SR1 (a list of permitted and discretionary uses can be provided) along with potential zoning changes. This property is located close to many amenities such as Syncrude Sport and Wellness Centre, Keyano College, restaurants, grocery stores, and of course the Hospital. The subject location allows for quick access to Fort McMurray's downtown core, Prairie loop BLVD, and Highway 63. Call now for more information. Seller will entertain leasing the land as well, please inquire.**

Inclusions: **N/A**
Property Listed By: **ROYAL LEPAGE BENCHMARK**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800



