



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7428 BULYEA Avenue, Fort McMurray T9H 1B6**

MLS® #: **A2174531**

Area: **Waterways**

Listing Date: **10/21/24**

List Price: **\$849,000**

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:

**31,216 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**202**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

**Storage**

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room  
Legal/Tax/Financial

Level

Dimensions

Title:

**Fee Simple**

Legal Desc:

**315TR**

Zoning:

**PS And C1**

Remarks

Pub Rmks:

**Prime Investment Opportunity in Fort McMurray! This Expansive 30,000+ sq ft corner lot is fully serviced with water, sewer, and power is perfectly positioned in a high-demand area and zoned C-1, offering tremendous potential for Commercial Development. Whether you choose to Custom-build or bring in a ready-to-move (RTM) structure, this property provides unmatched flexibility to create the business of your dreams. The strategic location, surrounded by parks and green spaces, ensures excellent visibility and accessibility—ideal for a variety of business ventures. Priced competitively to sell, this rare opportunity offers significant growth and**

**profitability potential. Don't miss your chance to secure one of Fort McMurray's most sought-after properties. The possibilities are endless—turn your vision into reality and start building your next successful venture today!**

Inclusions:

**N/A**

Property Listed By:

**RE/MAX Connect**

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





