



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

263

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



