\$1,580,000 - 16403 Fort Rd Nw, Edmonton

MLS® #E4370576

\$1,580,000

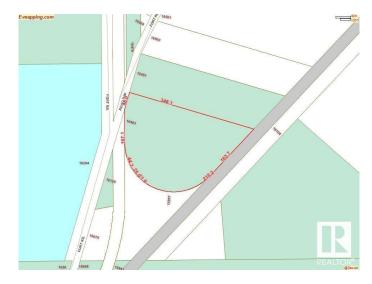
Bedroom, Bathroom, Land Commercial on 14.39 Acres

Gorman, Edmonton, AB

VENDOR FINANCING AVAILABLE!! INCREDIBLE VALUE!! PRICE REDUCED BY OVER \$500K: OFFERING 14.39 +/-ACRES OF PRIME LAND THAT BORDERS FORT ROAD ON THE NORTH AND 153 AVE TO THE SOUTH WITHIN A COUPLE OF MINUTES OF THE ANTHONY HENDAY AND 167 AVENUE! SITUATED IN THE PROPOSED GORMAN NEIGHBOURHOOD STRUCTURE PLAN AND CURRENTLY ZONED INDUSTRIAL RESERVE ZONE (AGI) HOWEVER WILL BE RE-ZONED IN THE **NEW GORMAN NEIGHBOURHOOD** COMMUNITY PLAN. Be on the ground floor of this new development with the best priced land in all of the area! Phase1 & Phase2 Environmental Available! PRICED TO SELL AND WILL NOT LAST! BOTH 16451 & 16403 FORT ROAD CAN BE SOLD TOGETHER MAKING IT A TOTTAL OF 25.5 +/- IN CITY **ACRES! GREAT GRAB & HOLD** INVESTMENT AND PERFECT LOCATION FOR SPORTS MUTLI COMPLEXES, COMMUNITY HALLS, PLACES OF WORSHIP, ETC.







Essential Information

MLS® # E4370576 Price \$1,580,000 Acres 14.39

Type Land Commercial

Community Information

Address 16403 Fort Rd Nw

Area Edmonton

Subdivision Gorman

City Edmonton

Province AB

Postal Code T5W 4C3

Additional Information

Date Listed January 23rd, 2024

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 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 October 31st, 2024 at 6:01pm MDT