



**GRASSROOTS**  
REALTY GROUP

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**19-29, 441 MILLENNIUM Drive  
Fort McMurray, Alberta**

**MLS # A2276492**



**441**  
MILLENNIUM DRIVE

**\$125,000**

**Division:** Timberlea

**Lot Size:** 0.69 Acre

**Lot Feat:** Back Yard

**By Town:** -

**LLD:** -

**Zoning:** R3

**Water:** -

**Sewer:** -

**Utilities:** -

OPPORTUNITY TO BUILD MULTI FAMILY IN A MARKET WHERE AFFORDABLE LIVING IS NEEDED. 10 remaining lots in the complex of THE WOODS, in Timberlea. This project has been started and 31 units have been completed to date. The completed units consist of 2 Storey town homes with Attached Double and Single car garages and square footage as large as 1561. The most recent sale was sold at \$378,000 and was a mid-size unit. The current builder has been building homes in Fort McMurray for over 20 years but is wanting to give another developer/builder an opportunity to complete this project as Qualico is stationed out of Edmonton and has moved their focus to building locally where their head office and manpower are. This is an incredible opportunity for a builder to take advantage of the Multifamily market in Fort McMurray, which is the only market that has seen price increases in recent years. These increases have come from large demand from Investors that have entered our market as there is such an opportunity to create cash flow. Whether you are looking to cash in on selling these units for profits after building or setting up a pool of rentals to cash in on our high rental prices. Call for more details and see link for Brochure information from when previous units were sold.