



**GRASSROOTS**  
REALTY GROUP

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**321 1 Avenue  
Fox Creek, Alberta**

**MLS # A2287812**



**\$450,000**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	0 sq.ft.
<b>Zoning:</b>	C-3

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

Prime Highway Commercial Land, 3.8 Acres in Fox Creek Opportunity knocks! This 3.8 acre parcel of Highway Commercial C3 land is perfectly positioned along Highway 43 within the Fox Creek airport area. With new zoning in place, this property is ideal for a wide range of commercial ventures. The Highway Commercial District (C3) zoning allows for numerous permitted and discretionary uses, including but not limited to: Hotel or motel, Restaurant or cafe, Retail stores or strip malls, Service businesses and more. This property offers high visibility and excellent access to the highway, making it an ideal location for businesses seeking strong exposure and convenient accessibility. Whether you're planning to develop a new commercial project or expand an existing operation, this land provides the flexibility to bring your vision to life.