



**GRASSROOTS**  
REALTY GROUP

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**7428 Bulyea Avenue  
Fort McMurray, Alberta**

**MLS # A2174531**



**\$849,000**

**Division:** Waterways

**Lot Size:** 0.72 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** PS And C1

**Water:** -

**Sewer:** -

**Utilities:** -

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!