



DEVELOPMENT LAND

Draper Road, Fort McMurray Alberta

29.8 ACRE SITE

SALE PRICE: \$2,200,000

PROPERTY HIGHLIGHTS

- 29.8 acre site
- Excellent Investment Opportunity
- Zoned SH - Small Holdings District
- New connection to airport underway to connect Draper Road directly to the Airport

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Jeff McCammon, CCIM
Senior Associate
780 445 0026
jeff.mccammon@cwedm.com

Doug Bauer
Senior Associate
780 991 6456
doug.bauer@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

PROPERTY DETAILS

Location: Vacant development land tract property municipally located at approximately the 3 km mark on Draper Road, Fort McMurray, Alberta.

Legal Address: Plan: 0524120 Bl: 1 Lot: 8

Price: \$2,200,000

ZONING & USES

120. SH - Small Holdings (Bylaw No. 00/001)

120.1 Purpose

The purpose of the district is to provide large lot acreages intended for residential, small scale agricultural pursuits and other compatible uses.

120.2 Permitted Uses

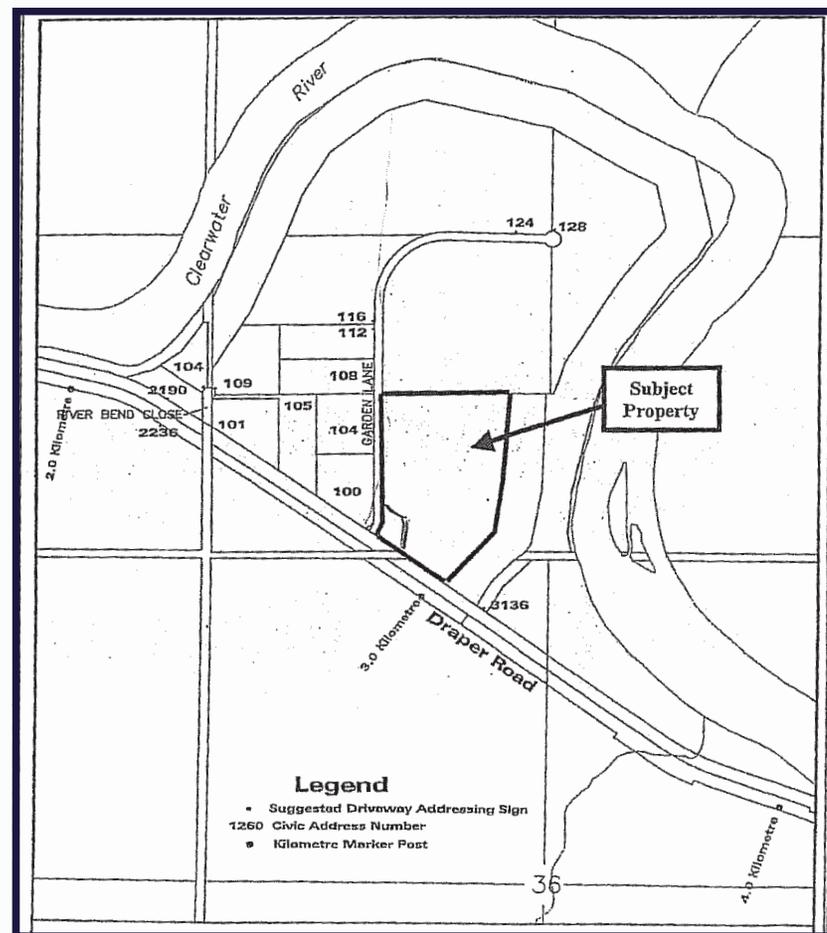
The following are permitted uses:

- Accessory Building
- Essential Public Service
- Home Occupation
- Manufactured/Modular Home
- Park
- Public Use
- Public Utility
- Satellite Dish Antenna
- Single Detached Dwelling

120.3 Discretionary uses - Development Officer

The following are discretionary uses that may be approved by the Development Officer:

- Amateur Radio Antenna
- Family Care Dwelling
- Home Business
- Market Garden
- Temporary Building or Structure

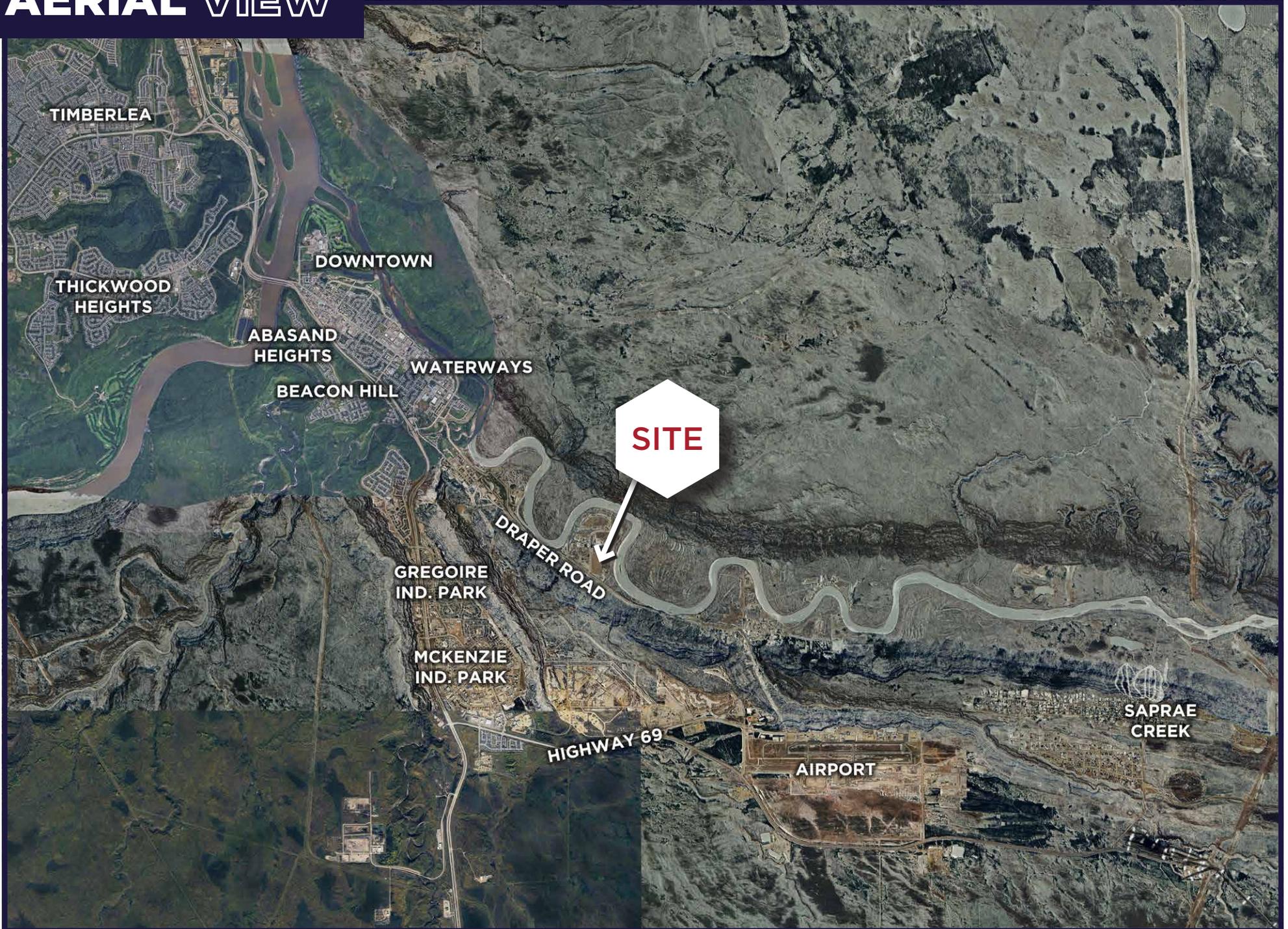


120.4 Discretionary Uses - Planning Commission

The following are uses that may be approved by the Municipal Planning Commission:

- Bed & Breakfast
- *Campground (Bylaw No. 04/012)
- Community Service Facility
- Country Inn
- *Guest Ranch
- *Intensive Agriculture (*as per Section 76.7 keeping of animals)
- *Kennel
- *Outdoor Recreation Facility Deleted (Bylaw No. 04/012)
- *Resort Facility

AERIAL VIEW



KEEP IN TOUCH



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Jeff McCammon, CCIM
Senior Associate
780.445.0026
jeff.mccammon@cwedm.com

Doug Bauer
Senior Associate
780.991.6456
doug.bauer@cwedm.com

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