

FOR **SALE**

CDNGLOBAL[®]



INVESTMENT OPPORTUNITY

166 Draper Road Fort McMurray, AB

PROPERTY OVERVIEW

ADDRESS	166 Draper Road
MUNICIPALITY	Wood Buffalo
SIZE	4.03 Acres
ZONING	EP (Environmental Preservation)
TAX	\$1,852 (2022)
LIST PRICE	\$1,200,000 per acre
POSSESSION	Immediate



THE OFFERING

CDNGLOBAL is pleased to present the opportunity to acquire 166 Draper Road, located in the regional municipality of Wood Buffalo in Fort McMurray.

This land is conveniently located minutes to downtown Fort McMurray and is positioned south of the Waterways neighborhood near the west bank of the scenic Clearwater River.

The subject property boasts beautiful views while being very private. There is an opportunity for possible re-zoning to light/medium industrial in 2023. The shop shell on the property can be included with the sale of the lot.

Please call for more information.



LOCATION



CDNGLOBAL[®]

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