

# \$495,000 - 321 1a Avenue, Fox Creek

MLS® #A2257603

**\$495,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Fox Creek, Alberta

Prime Highway Commercial Land, 3.8 Acres in  
Fox Creek

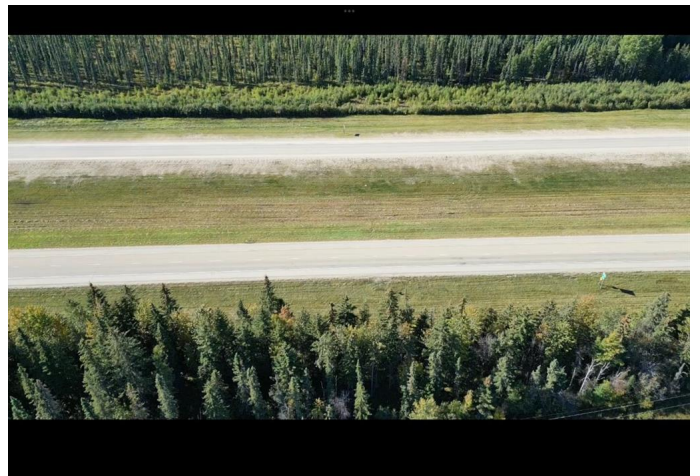
Opportunity knocks! This 3.8 acre parcel of  
Highway Commercial C3 land is perfectly  
positioned along Highway 43 within the Fox  
Creek airport area. With new zoning in place,  
this property is ideal for a wide range of  
commercial ventures.

The Highway Commercial District (C3) zoning  
allows for numerous permitted and  
discretionary uses, including but not limited to:

- Hotel or motel
- Restaurant or caf  
- 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.



## Essential Information

|           |            |
|-----------|------------|
| MLS® #    | A2257603   |
| Price     | \$495,000  |
| Bathrooms | 0.00       |
| Acres     | 0.00       |
| Type      | Commercial |
| Sub-Type  | Industrial |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 321 1a Avenue             |
| Subdivision | NONE                      |
| City        | Fox Creek                 |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H1P0                    |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 50                   |
| Zoning         | C-3                  |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE MODERN REALTY |
|----------------|----------------------------|

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