



511 1A Avenue E, Brooks, Alberta - \$55,000



Main Photo

Property Description

Investment Opportunity...Future Urban Development Lot!

Here's your chance to own a versatile piece of land in a well established, mixed-use neighbourhood! Measuring 50' x 120', this fully serviced lot has power, gas, water, and sewer to the property line, making it a ready canvas for your next project or investment.

Zoned Future Urban Development (FUD), this property offers a level of flexibility compared to more restrictive zoning types. Whether you're envisioning a single family detached home, modular home, good

condition - used modular home, moved-in dwelling, or even a moved-in outbuilding, this lot can accommodate your vision. FUD zoning also allows for a variety of permitted and discretionary uses including home based businesses and outdoor storage. Bring your ideas!

The surrounding area includes a mix of single family homes, multi-family residences, commercial properties, and community amenities such as a daycare, hospital, and schools nearby, enhancing the appeal for both residential and investor buyers.

If you're looking for an affordable lot with a range of development potential, this is the one!

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