

**511 1A Avenue E  
Brooks, Alberta**

**MLS # A2214582**



**\$55,000**

**Division:** Central

**Lot Size:** 0.14 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** FUD

**Water:** Public

**Sewer:** Sewer

**Utilities:** Electricity at Lot Line, Garbage Collection, Natural Gas at Lot Line, Sewer

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!