



## Fort Saskatchewan Alberta

\$875,000

Looking for a great commercial property with a great return. The main floor is currently leased to Legacy Jewelers, the lease ends June 2025, current rent is \$4,400. which increases to \$4,500 July 1, 2024. The second floor is currently leased out to the Fort Saskatchewan Wellness Hub for youth society for \$2,800. per month. this lease ends January 31, 2026. The landlord currently pays for the utilities which \$10,500. Roof was done 11 years ago, Boiler is 8 years old, all the heat exchangers and air-conditioning units are 2 years old. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<http://www.timbakerrealty.com/>



Royal

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.