



Fort Saskatchewan Alberta

\$5,400,000

The Subject Property represents a stable, income-producing asset operating on carefree NNN leases secured by various tenants. It is comprised of 2 separately titled parcels totaling 3.95 acres with 22,651.50 square feet of leasable building area. Located off a busy Highway 15, this property has easy access to all major transportation routes that service Western Canada as well as global markets. o Located along high traffic Veterans Way (Hwy 15) with great visibility and easy access within Fort Saskatchewan industrial area o Strong Tenants on net leases with current income of \$397,600 (7.36% Cap Rate) o 94.7% occupied with an additional 1,200 Sq.Ft. office/storage garage remaining. Could be utilized by new owner or potential to lease out for additional income o Fully fenced and partially paved yard o Recent upgrades to exterior facade and interior tenant improvements (id:6769)

Listing Presented By:



Originally Listed by:

NAI Commercial Real Estate Inc



Royal

LePage

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