

**AREA SUMMARY**  
GROSS RENTABLE AREA - 12708.46 Sq.Ft. / 1180.62 m<sup>2</sup>  
MAIN LEVEL - 9206.60 Sq.Ft. / 855.29 m<sup>2</sup>  
MEZZANINE ONE - 439.47 Sq.Ft. / 40.83 m<sup>2</sup>  
MEZZANINE TWO - 3062.39 Sq.Ft. / 284.50 m<sup>2</sup>



GROSS RENTABLE AREA OF UNIT COMPLETED ONLY - AS REQUESTED. SHARED RATIO / GROSS UP FACTOR OF BUILDING COMMON AREAS NOT AVAILABLE WITHOUT ACCESS TO ALL SUITES AND AREAS OF ENTIRE COMPLEX

## Fort Saskatchewan Alberta

\$12

Wonderful Commercial Building with built out office space, large warehouse space, new air exchange and fenced yard. Easy access to highway corridors make this an ideal location for anyone needing a mix of warehouse, office and secure yard within City limits. Other Property Types: Industrial Ownership Interest: Private RPR Survey Available: No Seller Rights: No Appointment Name: Jennifer Lucas Appointment Phone: 780-293-6141 Lease Operating Costs Included: Proportionate share of taxes Paragon Listing ID: E4442626 (id:6769)

Listing Presented By:



Originally Listed by:

Royal LePage Noralta Real Estate

<https://jenlucas.royallepage.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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