



## Fort Saskatchewan Alberta

\$850,000

Position your business for success with this well-maintained and recently updated 1,958 sq. ft. standalone commercial building in a highly visible central location. The thoughtfully renovated main floor offers a spacious and versatile retail or reception area, complemented by two private offices, a convenient wet bar, staff kitchen, and 2-piece washroom—providing a functional layout for a variety of professional, retail, or service-based businesses. The fully finished basement expands your usable space and includes a 3-piece bathroom, offering endless possibilities for additional offices, storage, meeting rooms, training space, or staff amenities. Outside, you'll find three dedicated parking stalls at the rear of the building, along with ample street parking for clients and customers at the front. Surrounded by established businesses and amenities, this property offers excellent accessibility, visibility, and flexibility for owner-users or investors alike. A rare opportunity to own a turnkey commercial building in one of Fort Saskatchewan's most desirable business locations. (id:6769)

Listing Presented By:



Originally Listed by:

Royal LePage Noralta Real Estate

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



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royalpage.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.