



## Fort Saskatchewan Alberta

\$650,000

The perfect investment or property to house your existing business in. At 3867 sq ft and currently 4 units rented in the building with zero vacancy, this building is ready for a new owner. Current Net Income is just under \$30,000 making it a 4.44 cap rate. However the rates are extremely low so there is tons of potential to get the rates up to market standards or call it home for your existing business. New roof in 2015, 2 new heat exchangers. Extremely well maintained building. (id:6769)

Listing Presented By:



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RE/MAX Real Estate

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

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