



Fort Saskatchewan Alberta

\$589,900

#309, 10451 99 Avenue presents 1,561 SF of fully fixtured retail condo space within Fort Station, a prominent mixed-use development fronting 99 Avenue in downtown Fort Saskatchewan. Currently improved as a salon and barbershop, the unit is turnkey for immediate occupancy -- with C5 zoning offering one of the broadest permitted use lists in the city, making it a strong fit for personal services, retail, medical, professional office, food service, and more. Strong street exposure on Fort Saskatchewan's primary commercial corridor, ample surface parking, and immediate possession make this an exceptionally low-friction entry point. Add in the long-term equity of ownership over leasing, a regional catchment of approximately 75,000 people, and the sustained economic pull of Alberta's Industrial Heartland -- and this unit checks a lot of boxes (id:6769)

Listing Presented By:



Originally Listed by:
Sable Realty



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

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.