



## Fort Saskatchewan Alberta

\$5,600,000

NAI Commercial is pleased to present an opportunity to acquire 22,651.5 SF multi-tenanted industrial investment property located at 11402 89 Avenue and 8906 114 Street, Fort Saskatchewan, AB (the Subject Property). The Subject Property represents a stable, income-producing asset operating on carefree NNN leases secured by various tenants. NOI: \$364,000 at an asking cap rate of 6.5%. 94.7% leased. Fully fenced yard. Located on Veterans Way (HWY 15). 3.95 Acres. (id:6769)

Listing Presented By:



Originally Listed by:  
NAI Commercial Real Estate Inc

**RE/MAX ELITE**

**RE/MAX Elite**

17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

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