



Fort Saskatchewan Alberta

\$500,000

Modern, beautifully finished office building on 35.8% of nice sized commercial lot in Downtown Fort Sask. Well built in 1958. Current Office Dev. from ~ 2016 shows like new! 7 Large Offices Open Recept., Mtg. & Staff Spaces. Front & Side Doors w/ Vestibules. Back door receiving w/ large storage room, w/ faucets & utility sink. Kitchen/lunch room w/ sink. 2 large single user restrooms. Current Tenants: Chamber of Commerce & ConnectFirst Credit Union. Tenants may stay or go - 90 day notice from Owner or Tenant is acceptable. Newer, reliable Nat Gas HWT & 2 Furnaces. 200 amp Electrical Service. Ample Parking along bldg & St. parking in front. Side Lane & Back Alley. ZONED CC-D - Core Commercial - Downtown. MANY, MANY Permitted/Discretionary Uses, Incl. Child Care, Office, Trade School, Pers. Services, Churches, Retail, Restaurants / Bars / Cafes, Breweries/Distilleries Funeral Home, Clubs, Entertainment/Recreation Bus., REDEVELOP / EXPAND/BUILD UP; BIG OPPORTUNITY for OWNER-USER / ENTREPRENEUR / INVESTOR! (id:6769)

Listing Presented By:



Originally Listed by:
MaxWell Devonshire Realty

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