



10307 100 Avenue Fort Saskatchewan AB

\$875,000

Looking for a great commercial property with a great return. The main floor is currently leased to Legacy Jewelers, the lease ends June 2025, current rent is \$4,400. which increases to \$4,500 July 1, 2024. The second floor is currently leased out to the Fort Saskatchewan Wellness Hub for youth society for \$2,800. per month. this lease ends January 31, 2026. The landlord currently pays for the utilities which \$10,500. Roof was done 11 years ago, Boiler is 8 years old, all the heat exchangers and air-conditioning units are 2 years old.

Listing Presented By:



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