



9940 99 Avenue Fort Saskatchewan AB

\$4,900,000

Multi-tenant office/retail building for sale. Listed at \$4,900,000. Building is 26,128 sf (includes the attached 875 sf garage) on a 0.74 Acre lot. 24, 946 sf deemed gross rentable space (as per building plans). Built in 2006 with 3rd floor addition in 2012 by PCL. Currently tenanted with a "Proforma Net Operating Income of \$384,664". Commercial elevator, computerized security throughout building and the building is sprinklered. Further amenities are a roof top gardens and perimeter deck and a fitness center fully equipped with steam room, showers, and locker room. 67 surface parking stalls with an additional 2 garage parking stall on site. Located in Fort Saskatchewan City Centre within the Alberta Industrial Heartland 2022 property taxes were \$66,384

Listing Presented By:



Originally Listed by:
NAI Commercial Real Estate Inc

rbrown@naiedmonton.com
<http://www.edmontoncommercial.com>

RE/MAX ELITE

RE/MAX Elite

304 Windermere Road, Edmonton,
AB, T6W 2Z8

Phone: 780-406-4000
Fax:
jmattie@telusplanet.net