

Fort Saskatchewan Alberta

$429,000

#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 Saskatchewans 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 Albertas Industrial Heartland -- and this unit checks a lot of boxes. (id:6769)

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