



## Fort Saskatchewan Alberta

\$5,400,000

The Subject Property represents a stable, income-producing asset operating on carefree NNN leases secured by various tenants. It is comprised of 2 separately titled parcels totaling 3.95 acres with 22,651.50 square feet of leasable building area. Located off a busy Highway 15, this property has easy access to all major transportation routes that service Western Canada as well as global markets. Located along high traffic Veterans Way (Hwy 15) with great visibility and easy access within Fort Saskatchewan industrial area Strong Tenants on net leases with current income of \$397,600 (7.36% Cap Rate) 94.7% occupied with an additional 1,200 Sq.Ft. office/storage garage remaining. Could be utilized by new owner or potential to lease out for additional income Fully fenced and partially paved yard Recent upgrades to exterior faade and interior tenant improvements (id:6769)

Listing Presented By:



Originally Listed by:  
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