



Fort Saskatchewan Alberta

\$1,450,000

This good mixed use building is located in the Heart of Old Fort Saskatchewan! Fort Saskatchewan is a rapid growing city with lots of big oil and gas industries around. This building has 2 fully leased commercial bays (with rent increase annually) on the main floor and 6 residential units on the second floor. A corner lot allowing for lots of windows along the front and sides. The second floor has fully rented 3 bachelor suites plus 3 one bedroom suites. Lots of on and off street parking, directly behind the building, across the alley on city property and on street along the side and front of the building. Recent major upgrades: complete roof membrane redone, new heating system and the 2 commercial space improvements. One block to public library and walk to many surrounding restaurants, shops and parks. This is a great investment with good long term tenants and excellent income. This is a good holding property with 6.8% cap rate including management fees or 9.0% cap rate if self manage. The incomes and expenses shown are the actual 2025 financial. Unit Counts: Studio Apts: 0 Bachelor Apts: 31 Bedroom Apts: 32 Bedroom Apts: 03 Bedroom Apts: 04+ Bedroom Apts: 0 Other Units: 20 Other Property Types: Business, Business with Property, Multi-Family, Retail Subject Space Width: 50 Ownership Interest: Private Title to Land: Fee Simple RPR Survey Available: Yes Seller Rights: No Appointment Name: Sam Ling Appointment Phone: 780-990-8698 Paragon Listing ID: E4457584 (id:6769)

Listing Presented By:



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<http://www.samling.ca/>

RE/MAX ELITE

RE/MAX Elite Sherwood Park

#116, 150 Chippewa Rd ,
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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