



**10303 99 Avenue Fort Saskatchewan Alberta**  
**\$1,525,000**



Exceptional retail investment opportunity in the thriving city of Fort Saskatchewan, featuring individual units at 10303, 10309, 10315, 10321, and 10327 99 Avenue. This property includes two well-maintained buildings with a combined total of 6,425 square feet on a 0.38-acre lot. Built in 1976, the asset is fully leased to five long-standing tenants, including a prominent tenant that enhances visibility and foot traffic. Zoned CC-D (Core Commercial - Downtown), this property offers stable income potential in a high-demand location. (id:6769)

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