



## Fort Saskatchewan Alberta

Old Fort Saskatchewan

**\$849,900**



Looking for a great commercial property with a great return. The main floor is currently leased to Legacy Jewelers, the lease ends June 2025, current rent is \$4,400. which increases to \$4,500 July 1, 2024. The second floor is currently leased out to the Fort Saskatchewan Wellness Hub for youth society for \$2,800. per month. this lease ends January 31, 2026. The landlord currently pays for the utilities which \$10,500. Roof was done 11 years ago, Boiler is 8 years old, all the heat exchangers and air-conditioning units are 2 years old. (id:6769)



**RE/MAX Kelowna**  
 100-1553 Harvey Avenue  
 Kelowna, BC,  
 Canada

**Timothy S. Baker**

RE/MAX Real Estate

Phone: (780) 318-2253

<http://www.timbakerrealty.com/>

