



## Fort Saskatchewan Alberta

Light Industrial Park

**\$5,600,000**



NAI Commercial is pleased to present an opportunity to acquire 22,651.5 SF multi-tenanted industrial investment property located at 11402 89 Avenue and 8906 114 Street, Fort Saskatchewan, AB (the Subject Property). The Subject Property represents a stable, income-producing asset operating on carefree NNN leases secured by various tenants. NOI: \$364,000 at an asking cap rate of 6.5%. 94.7% leased. Fully fenced yard. Located on Veterans Way (HWY 15). 3.95 Acres. (id:6769)

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