



Fort Saskatchewan Alberta

\$1,499,900

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 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, 5 directly behind the building, 5 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 walking distance 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 6.5% cap rate including management fees or 7.5% cap rate if self manage. (id:6769)

Listing Presented By:



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