

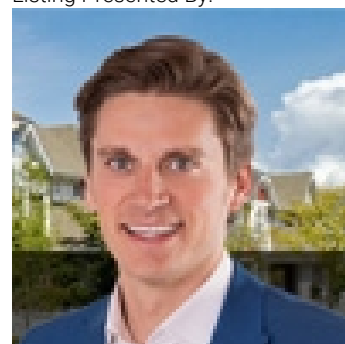


## Fort Saskatchewan Alberta

\$4,790,000

Multi-tenant office/retail building for sale. Listed at \$4,900,000. Building is 26,128 sf (includes the attached 875 sf garage) on a 0.74 Acre lot. 24,946 sf deemed gross rentable space (as per building plans). Built in 2006 with 3rd floor addition in 2012 by PCL. Currently tenanted with a Proforma Net Operating Income of \$393,207. Commercial elevator, computerized security throughout building and the building is sprinklered. Further amenities are a roof top gardens and perimeter deck and a fitness center fully equipped with steam room, showers, and locker room. 67 surface parking stalls with an additional 2 garage parking stall on site. Located in Fort Saskatchewan City Centre within the Alberta Industrial Heartland. Other Property Types: Office, Retail. Subject Space Width: 110. Ownership Interest: Private. Title to Land: Fee Simple. RPR Survey Available: No. Seller Rights: No. Appointment Name: Ryan Brown. Appointment Phone: 780-436-7410. Paragon Listing ID: E4329662 (id:6769)

Listing Presented By:



Originally Listed by:  
NAI Commercial Real Estate Inc



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