

\$4,900,000 - 9940 99 Av, Fort Saskatchewan

MLS® #E4329662

\$4,900,000

Bedroom, Bathroom, 26,128 sqft
Office on 0.00 Acres

Bridgeview Fort Sask., Fort Saskatchewan, AB

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 074 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 \$384,664". 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 2022 property taxes were \$66,384

Built in 2006

Essential Information

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|----------------|-------------|
| MLS® # | E4329662 |
| Price | \$4,900,000 |
| Square Footage | 26,128 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Office |

Community Information



| | |
|-------------|-----------------------|
| Address | 9940 99 Av |
| Area | Fort Saskatchewan |
| Subdivision | Bridgeview Fort Sask. |
| City | Fort Saskatchewan |
| Province | AB |
| Postal Code | T8L 4G8 |

Exterior

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|--------------|----------|
| Construction | Concrete |
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Additional Information

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|-------------|-----------------|
| Date Listed | March 2nd, 2023 |
|-------------|-----------------|

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| Zoning | C4 |
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Listing information last updated on May 16th, 2024 at 4:02pm MDT