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

MLS® #E4329662

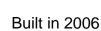
## \$4,900,000

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





## **Essential Information**

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

## **Community Information**

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

## Exterior

Construction Concrete

#### **Additional Information**

Date ListedMarch 2nd, 2023ZoningC4

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 15th, 2024 at 7:01am MDT