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

MLS® #E4329662

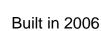
## \$4,900,000

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

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Listing information last updated on May 18th, 2024 at 3:46pm MDT