

## \$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 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 \$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

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**

Construction	Concrete
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### **Additional Information**

Date Listed	March 2nd, 2023
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Zoning	C4
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Listing information last updated on May 18th, 2024 at 3:46pm MDT