

## \$609,900 - 11113 83 Avenue, Fort Saskatchewan

MLS® #E4427356

**\$609,900**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Light Industrial Park, Fort Saskatchewan, AB

Nestled in Fort Saskatchewan's Light Industrial Park, This condo offers unmatched convenience with proximity to key transportation hubs, including major highways, rail lines, and heavy industrial access. Its strategic location ensures easy access to clients, suppliers, and employees, making it ideal for manufacturing, distribution, storage, and more. Both lease and purchase options, providing businesses with the flexibility to choose the arrangement that best fits their needs. The concrete aprons on this entire condo complex have been upgraded to allow tractor trailer parking. The condo offers ample parking and has a large 24x100 rear secured storage lot. There is also a large enclosed bay in the condo that has so much potential for whatever future endeavors you have in mind. The condo has a nice show room and mezzanine that could be used as such or easily could be used as office space. There is a 3pc bathroom on the main floor as well as plenty of storage. The unit is air conditioned and move in ready!

Built in 1998

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4427356  |
| Price  | \$609,900 |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1998       |
| Type       | Industrial |
| Status     | Active     |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11113 83 Avenue       |
| Area        | Fort Saskatchewan     |
| Subdivision | Light Industrial Park |
| City        | Fort Saskatchewan     |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8L 3T9               |

### Exterior

|              |                |
|--------------|----------------|
| Exterior     | Steel Frame    |
| Roof         | Metal Shingles |
| Construction | Steel Frame    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 83               |
| Zoning         | Zone 62          |

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Listing information last updated on June 16th, 2025 at 7:47pm MDT