

\$1,499,900 - 10310 100 Avenue, Fort Saskatchewan

MLS® #E4457584

\$1,499,900

0 Bedroom, 0.00 Bathroom,
Multi-Family Commercial on 0.00 Acres

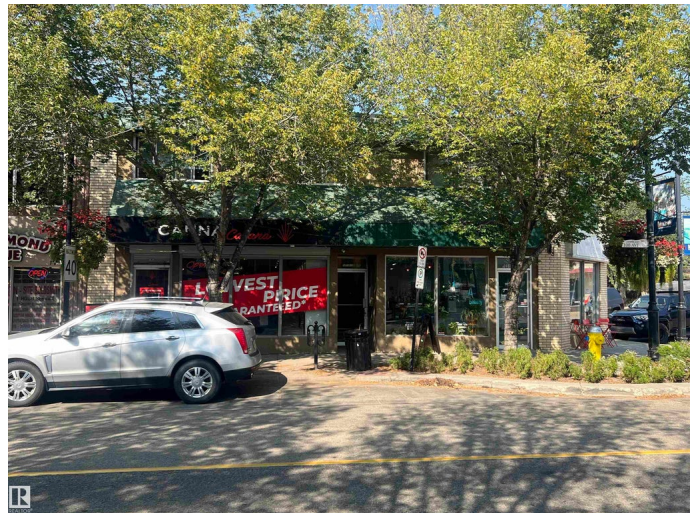
Old Fort Saskatchewan, Fort Saskatchewan,
AB

This good mixed use building is located in the Heart of Old Fort Saskatchewan! Fort Saskatchewan is a rapid growing city with lots of big oil and gas industries around. This building has 2 fully leased commercial bays (with rent increase annually) on the main floor and 6 residential units on the second floor. A corner lot allowing for lots of windows along the front and sides. The second floor has fully rented 3 bachelor suites plus 3 one bedroom suites. Lots of on and off street parking, directly behind the building, across the alley on city property and on street along the side and front of the building. Recent major upgrades: complete roof membrane redone, new heating system and the 2 commercial space improvements. One block to public library and walk to many surrounding restaurants, shops and parks. This is a great investment with good long term tenants and excellent income. This is a good holding property with 6.5% cap rate including management fees or 7.5% cap rate if self manage.

Built in 1963

Essential Information

MLS® #	E4457584
Price	\$1,499,900



Bathrooms	0.00
Acres	0.00
Year Built	1963
Type	Multi-Family Commercial
Status	Active

Community Information

Address	10310 100 Avenue
Area	Fort Saskatchewan
Subdivision	Old Fort Saskatchewan
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1Z1

Exterior

Exterior	Block, Brick, Wood Frame
Construction	Block, Brick, Wood Frame

Additional Information

Date Listed	September 12th, 2025
Days on Market	3
Zoning	Zone 62

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Listing information last updated on September 15th, 2025 at 7:32pm MDT