

\$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

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 8th, 2024 at 2:46am MDT