

# **\$650,000 - 10309 100 Av, Fort Saskatchewan**

MLS® #E4344212

**\$650,000**

Bedroom, Bathroom, 3,867 sqft

Retail on 0.00 Acres

Old Fort Saskatchewan, Fort Saskatchewan,  
AB

The perfect investment or property to house your existing business in. At 3867 sq ft and currently 4 units rented in the building with zero vacancy, this building is ready for a new owner. Current Net Income is just under \$30,000 making it a 4.44 cap rate. However the rates are extremely low so there is tons of potential to get the rates up to market standards or call it home for your existing business. New roof in 2015, 2 new heat exchangers. Extremely well maintained building.

Built in 1974

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4344212  |
| Price          | \$650,000 |
| Square Footage | 3,867     |
| Acres          | 0.00      |
| Year Built     | 1974      |
| Type           | Retail    |

## **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 10309 100 Av          |
| Area        | Fort Saskatchewan     |
| Subdivision | Old Fort Saskatchewan |
| City        | Fort Saskatchewan     |



Province AB  
Postal Code T8L 1Y9

Exterior

Construction Concrete Block

Additional Information

Date Listed June 6th, 2023

Zoning Commercial

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on May 19th, 2024 at 5:31pm MDT