

# \$4,790,000 - 9940 99 Av, Fort Saskatchewan

MLS® #E4329662

**\$4,790,000**

0 Bedroom, 0.00 Bathroom, 26,128 sqft  
Office

Bridgeview Fort Sask., Fort Saskatchewan,  
Alberta

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 \$393,207. 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.  
(id:6289)

Built in 2006

## Essential Information

Listing #	E4329662
Price	\$4,790,000
Bathrooms	0.00
Square Footage	26,128
Year Built	2006
Type	Office

## Community Information

Address 9940 99 Av



Subdivision	Bridgeview Fort Sask.
City	Fort Saskatchewan
Province	Alberta
Postal Code	T8L4G8

## Listing Details

Listing Office      NAI Commercial Real Estate Inc



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