



PRICE FURTHER REDUCED - NOW \$1,599,000



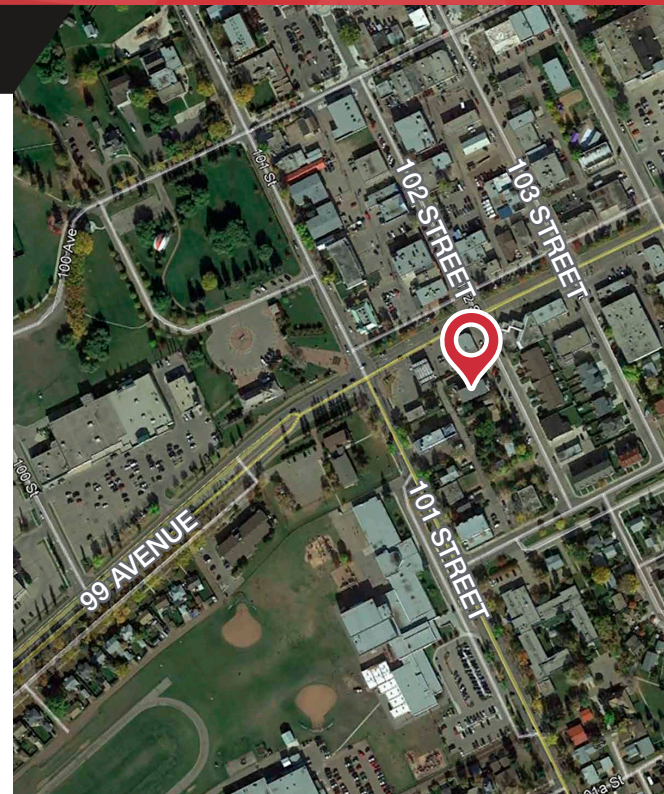
TWO STOREY RETAIL/OFFICE BUILDING

9818 - 102 Street

Fort Saskatchewan, Alberta

Property Features

- Newly built freestanding two-storey building in the heart of downtown Fort Saskatchewan
- 9,000 sq.ft.± building on 0.2 acre± site
 - » Fully developed main floor and second floor (3,000 sq.ft.± per floor), consisting of open work areas, private offices, kitchenette and bathrooms
 - » Basement area (3,000 sq.ft.±) offers further development opportunity within the property or can be utilized as storage
- Separate entrances and vestibule area allows for multiple users within the Property
- Fully paved parking lot on site in addition to ample street parking adjacent to the Property
- MU-D zoning allows for a wide variety of retail and office uses



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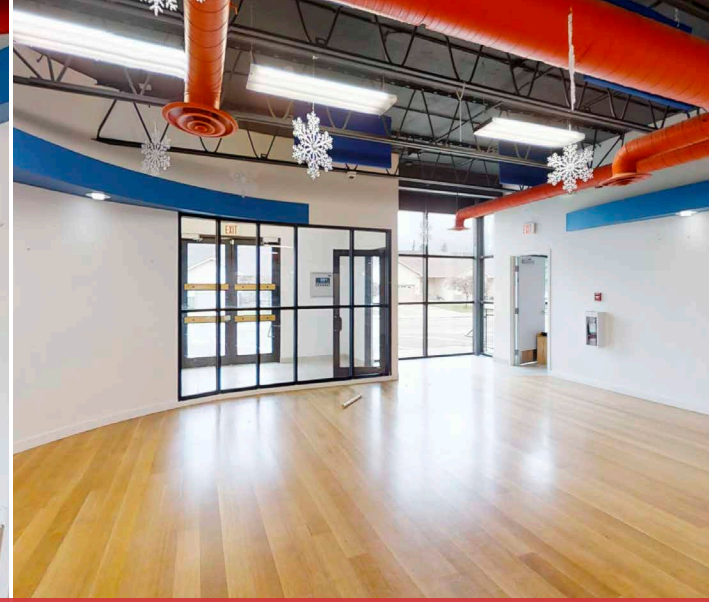
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Receivership Sale
Fort Saskatchewan
Retail/Office Building



9818 - 102 Street, Fort Saskatchewan AB

Additional Information

AVAILABLE AREA	Main Floor:	3,000 sq.ft.±
	Second Floor:	3,000 sq.ft.±
	<u>Basement (Undeveloped):</u>	<u>3,000 sq.ft.±</u>
	Total	9,000 sq.ft.±
SITE SIZE	0.2 acres±	
YEAR BUILT	2016 (TBV)	
ZONING	MU-D (Mixed Use-Downtown)	
LEGAL DESCRIPTION	Plan 1322470, block 3, Lot 25A	
SALE PRICE	\$1,999,000	
	Further Reduced to \$1,599,000 (\$177/sq.ft.)	



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