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

MLS® #E4329662

## \$4,790,000

0 Bedroom, 0.00 Bathroom, 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 \$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.

Built in 2006

#### **Essential Information**

MLS® # E4329662 Price \$4,790,000

Bathrooms 0.00
Acres 0.00
Year Built 2006
Type Office
Status Active

## **Community Information**





Address 9940 99 Avenue

Area Fort Saskatchewan

Subdivision Bridgeview Fort Sask.

City Fort Saskatchewan

County ALBERTA

Province AB

Postal Code T8L 4G8

### **Exterior**

Exterior Concrete
Construction Concrete

## **Additional Information**

Date Listed March 2nd, 2023

Days on Market 972

Zoning Zone 62

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Listing information last updated on October 28th, 2025 at 10:17pm MDT