

\$849,900 - 10307 100 Avenue, Fort Saskatchewan

MLS® #E4372188

\$849,900

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Old Fort Saskatchewan, Fort Saskatchewan,
AB

Looking for a great commercial property with a great return. The main floor is currently leased to Legacy Jewelers, the lease ends June 2035, current rent is \$4,500. which increases to \$4,700 July 1, 2026. The second floor is currently leased out to the Fort Saskatchewan Wellness Hub for youth society for \$2,800. per month. this lease ends January 31, 2026. The landlord currently pays for the utilities which \$10,500. Roof was done 11 years ago, Boiler is 8 years old, all the heat exchangers and air-conditioning units are 2 years old.

Built in 1954

Essential Information

| | |
|------------|-----------|
| MLS® # | E4372188 |
| Price | \$849,900 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1954 |
| Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 10307 100 Avenue |
| Area | Fort Saskatchewan |
| Subdivision | Old Fort Saskatchewan |



| | |
|-------------|-------------------|
| City | Fort Saskatchewan |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8L 1Y9 |

Exterior

| | |
|--------------|--------------|
| Exterior | Block |
| Roof | Tar & Gravel |
| Construction | Block |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 5th, 2024 |
| Days on Market | 566 |
| Zoning | Zone 62 |



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Listing information last updated on August 23rd, 2025 at 11:17pm MDT