

FOR SALE/LEASE

INDUSTRIAL WAREHOUSE BAYS

Bays #117 & #119, 11129 - 83 Avenue, Fort Saskatchewan, AB



Fenced Compound Available

HIGHLIGHTS

- 2,400 - 7,200 sq ft ± available
- Two overhead grade doors (14' x 16' and 14' x 12') with dual-compartment sumps
- Existing racking and washroom in place
- Optional fenced compound available
- Ample on-site parking
- Ideally located in Eastgate Business Park with quick access to key industrial hubs

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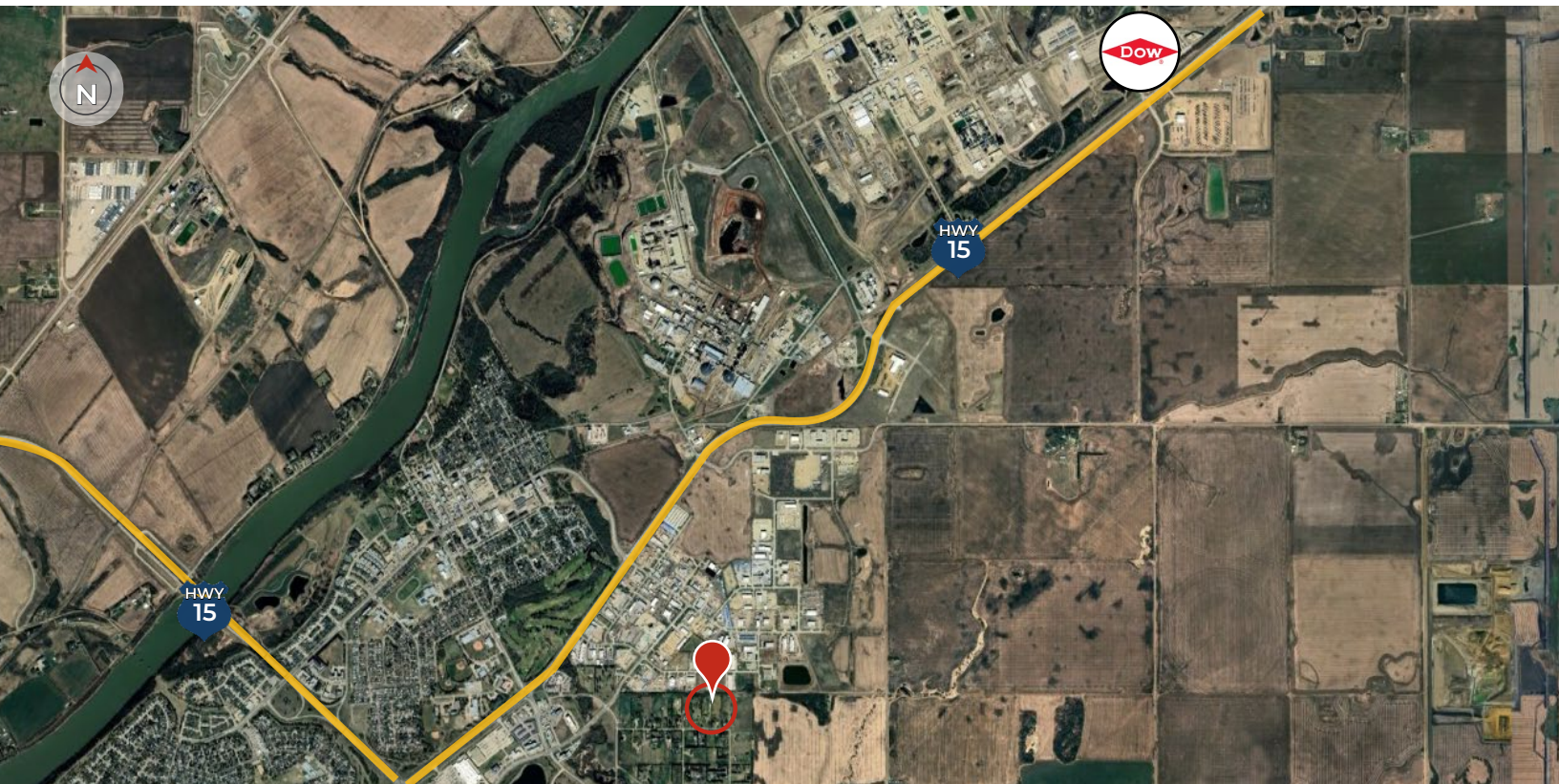


ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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Neighbourhood | Bays #117 & 119, 11129 - 83 Avenue, Fort Saskatchewan, AB



Property Details and Financials

MUNICIPAL ADDRESS Bays #117 & 119, 11129 - 83 Avenue, Fort Saskatchewan, AB

LEGAL DESCRIPTION Condo Plan: 0827642; Unit: 9

NEIGHBOURHOOD Eastgate Business Park

ZONING IL ([Light Industrial](#))

SPACES AVAILABLE

UNIT #117: 2,400 sq ft ±

UNIT #119: 4,800 sq ft ±

*These can be leased separately but must be purchased together

PARKING Ample

SIGNAGE OPTIONS Yes

GRADE LOADING (1) 14' x 16' and (1) 14' x 12'

POWER TBC

SUMPS Dual compartment

LIGHTING Metal Halide

HEATING Forced air

SALE PRICE **\$200.00/sq ft**

TAXES \$9,544.96/yr (2025)

CONDO FEES \$977.00/month (2026)

GROSS LEASE RATE **Market + utilities**

Join neighbours such as:

- Twobros Equipment Services
- Fort Saskatchewan UFA
- Sherritt Technologies
- Burnco Rock Products
- Deerland Equipment

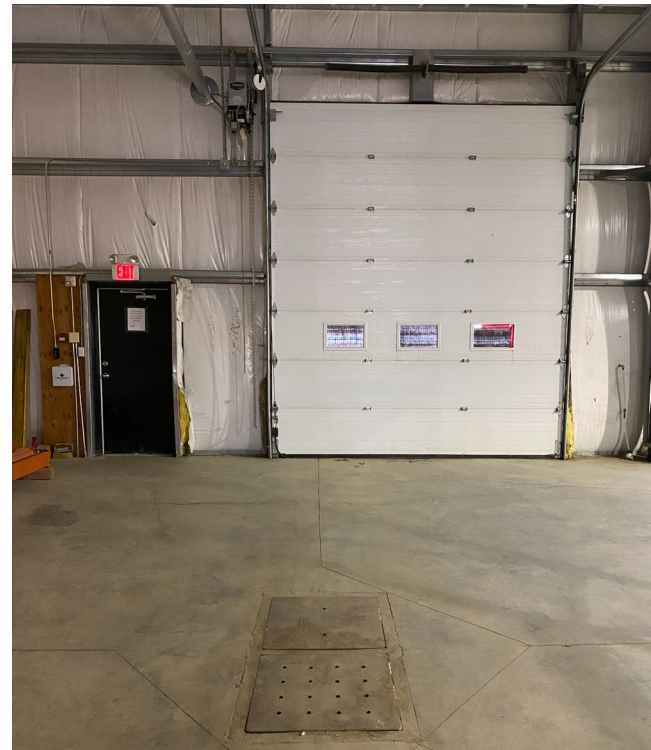


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Photos | Bays #117 & 119, 11129 - 83 Avenue, Fort Saskatchewan, AB



- 20 MINS TO SHERWOOD PARK
- 35 MINS TO EDMONTON CENTRE
- 35 MINS TO ACHESON
- 45 MINS TO EIA

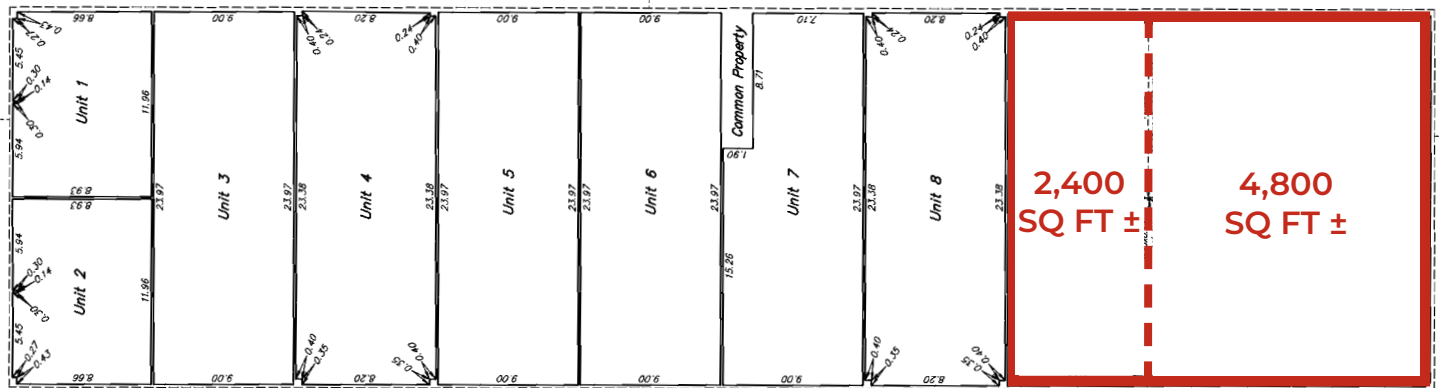


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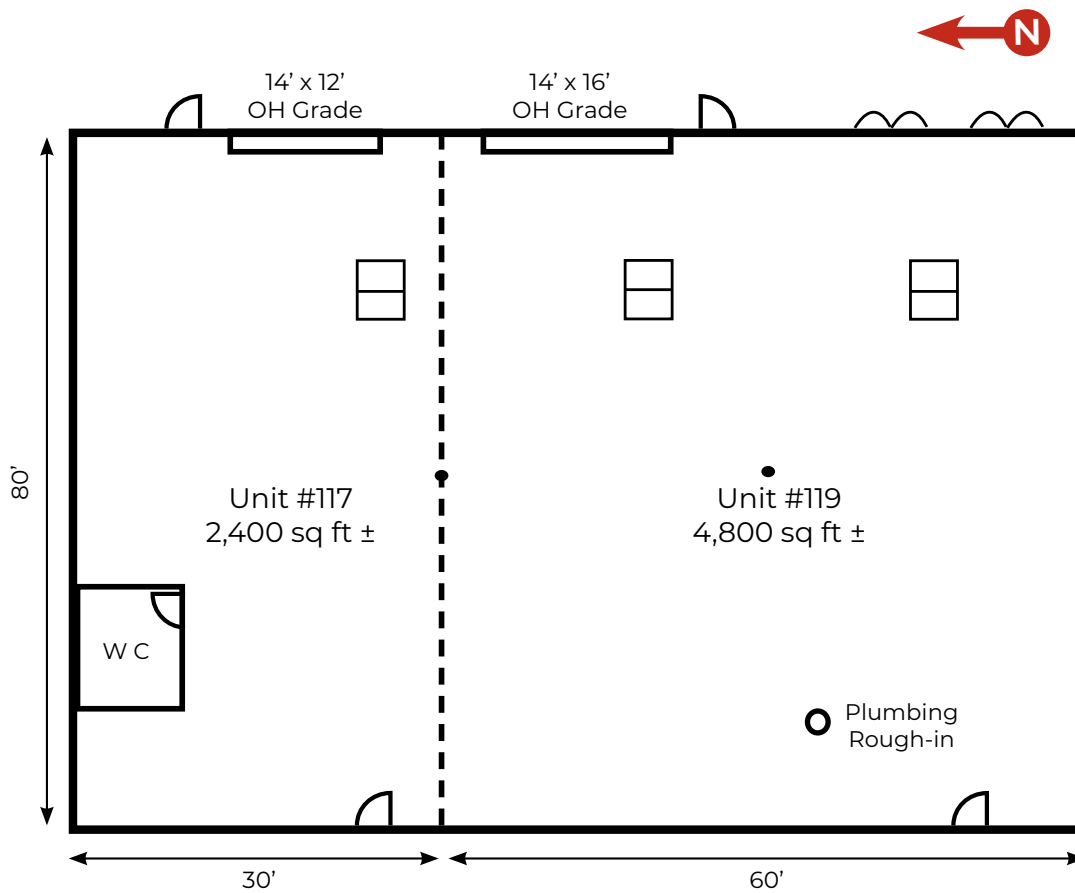
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Site Plan | Bays #117 & 119, 11129 - 83 Avenue, Fort Saskatchewan, AB



Floor Plan | Bays #117 & 119, 11129 - 83 Avenue, Fort Saskatchewan, AB



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Contact Our Team:



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