

INVESTMENT SALE

INDUSTRIAL BUILDING IN FORT SASKATCHEWAN

11222 - 87 Ave, Fort Saskatchewan, AB



HIGHLIGHTS

- 14,582 sq ft ± industrial building on 1.03 acres ± in Fort Saskatchewan
- 6,000 sq ft ± vacant bay available for owner user opportunity
- 15,500 sq ft ± fenced and gated yard
- Ideal location in Fort Saskatchewan
- 60% of the property is leased with established industrial tenants, providing in-place cash flow
- Close access to Highway 15

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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Investment Sale | 11222 - 87 Ave, Fort Saskatchewan, AB



CURRENT INCOME:
\$88,839.96

PROJECTED INCOME:
\$176,340.00

RENT:
\$12.00/sq ft

YARD RENT:
\$1.00/sq ft

Property Details & Financials

MUNICIPAL ADDRESS	11222 - 87 Avenue, Fort Saskatchewan, AB
LEGAL DESCRIPTION	Plan: 4560TR; Block: 4; Lot: 6
ZONING	IL (Light Industrial)
TYPE OF SPACE	Industrial
BUILDING SIZE	14,582 sq ft ±
LAND SIZE	1.03 acres ±
YARD SIZE	15,500 sq ft ±
SALE PRICE	\$2,600,000.00 (\$178.30/sq ft)
PROPERTY TAXES	\$69,264.50/year (2025)
POSSESSION	Immediate

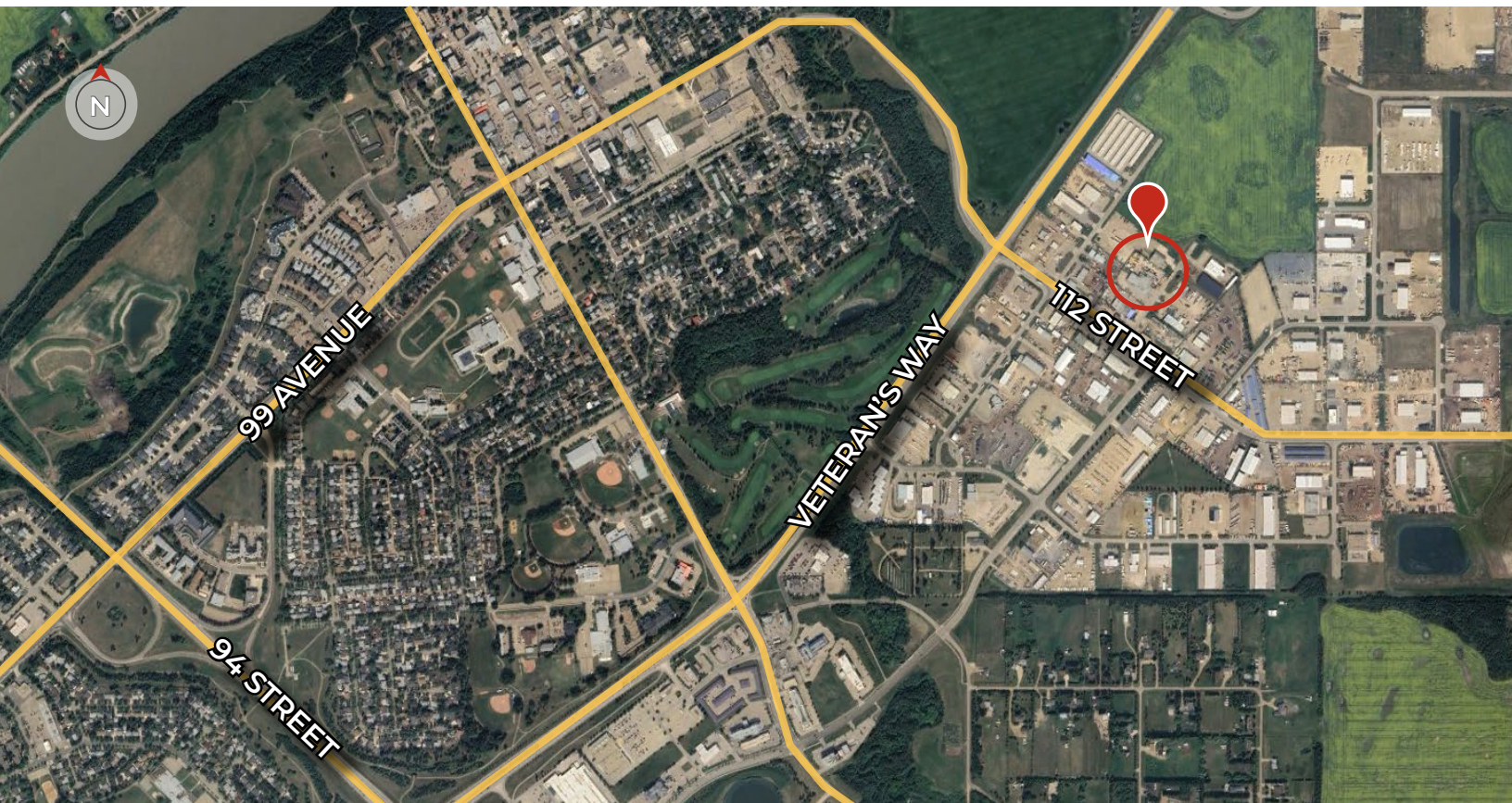


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Quality Based on Results, Not Promises.



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