

FOR SALE/LEASE

INDUSTRIAL WAREHOUSE BAY

Bay #119, 11129 - 83 Avenue, Fort Saskatchewan, AB



Fenced Compound Available

HIGHLIGHTS

- 4,800 sq ft ± available
- 14' x 16' overhead grade door with dual-compartment sump
- 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

TYLER WEIMAN, SIOR

Partner, Associate

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JOANNA LEWIS

Senior Transaction Manager

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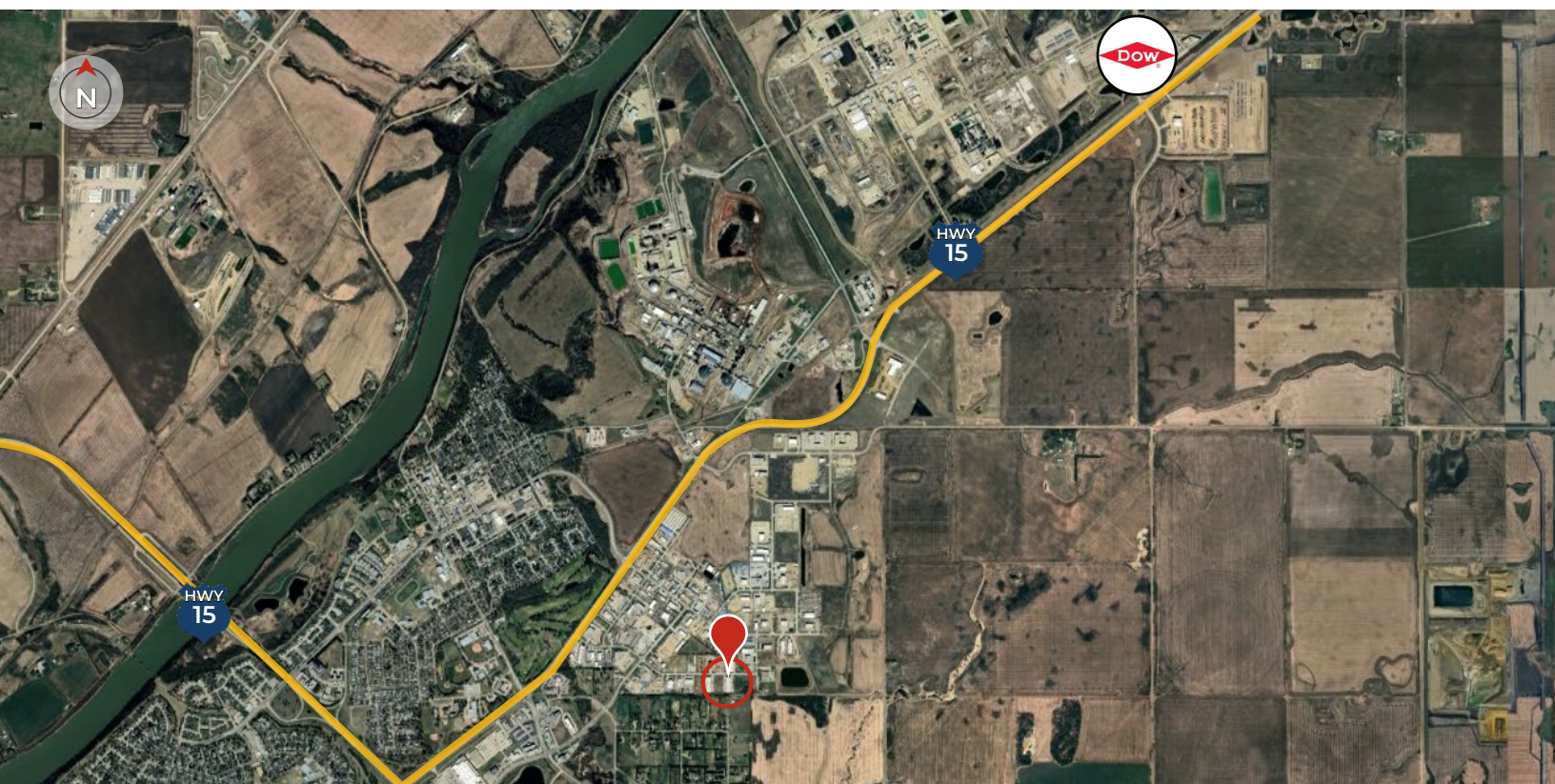


ROYAL PARK
REALTY™

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

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Neighbourhood | Bay #119, 11129 - 83 Avenue, Fort Saskatchewan, AB



Property Details and Financials

MUNICIPAL ADDRESS	Bay #119, 11129 - 83 Avenue, Fort Saskatchewan, AB
LEGAL DESCRIPTION	Condo Plan: 0827642; Unit: 9
NEIGHBOURHOOD	Eastgate Business Park
ZONING	IL (Light Industrial)
SPACE AVAILABLE	4,800 sq ft ±
PARKING	Ample
SIGNAGE OPTIONS	Yes
GRADE LOADING	(1) 14' x 16'
POWER	TBC by the Purchaser
SUMP	Dual compartment
LIGHTING	Metal Halide
HEATING	Forced air

SALE PRICE	\$1,104,000.00
TAXES	\$9,685.88/annum (2026)
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

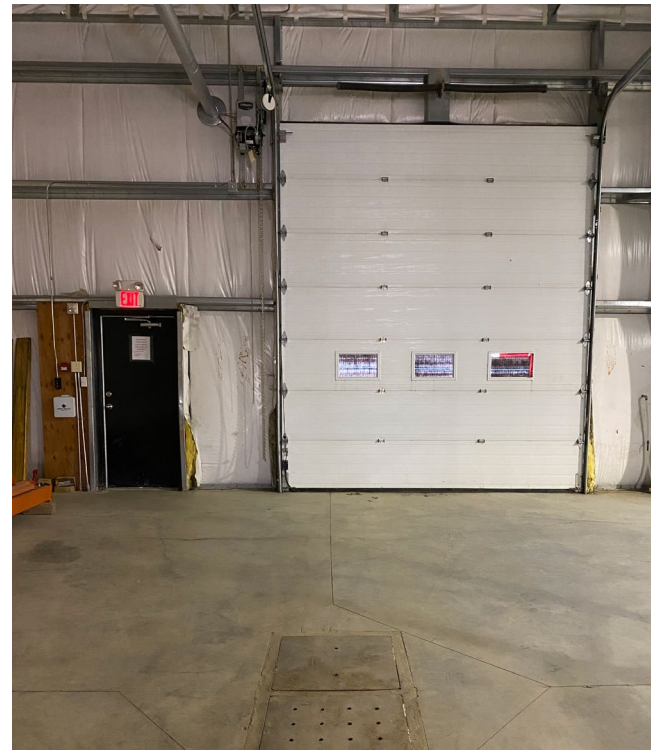


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Photos | Bay #119, 11129 - 83 Avenue, Fort Saskatchewan, AB



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

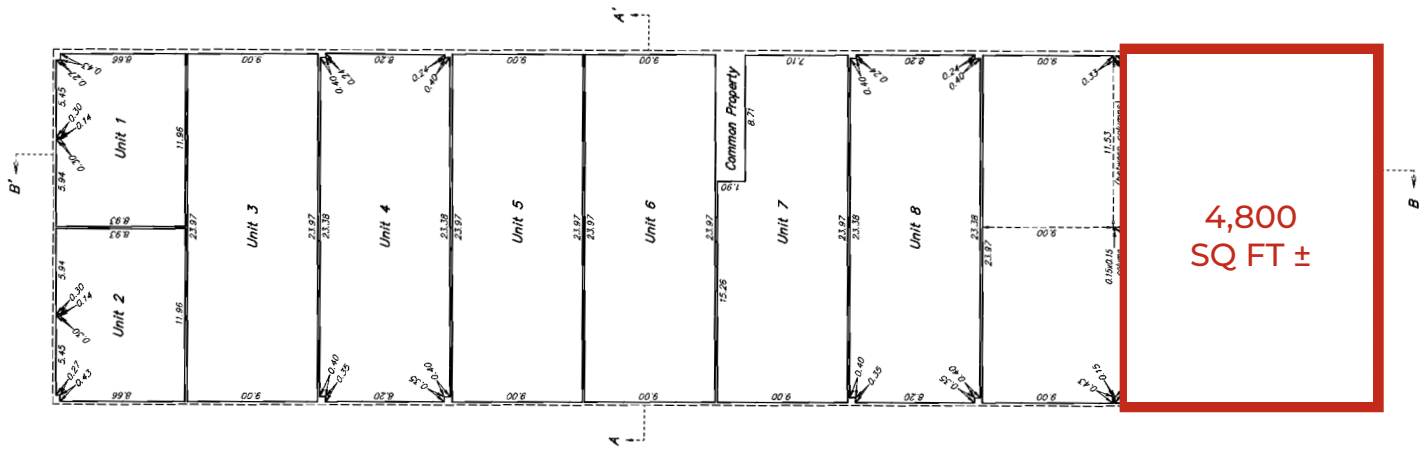


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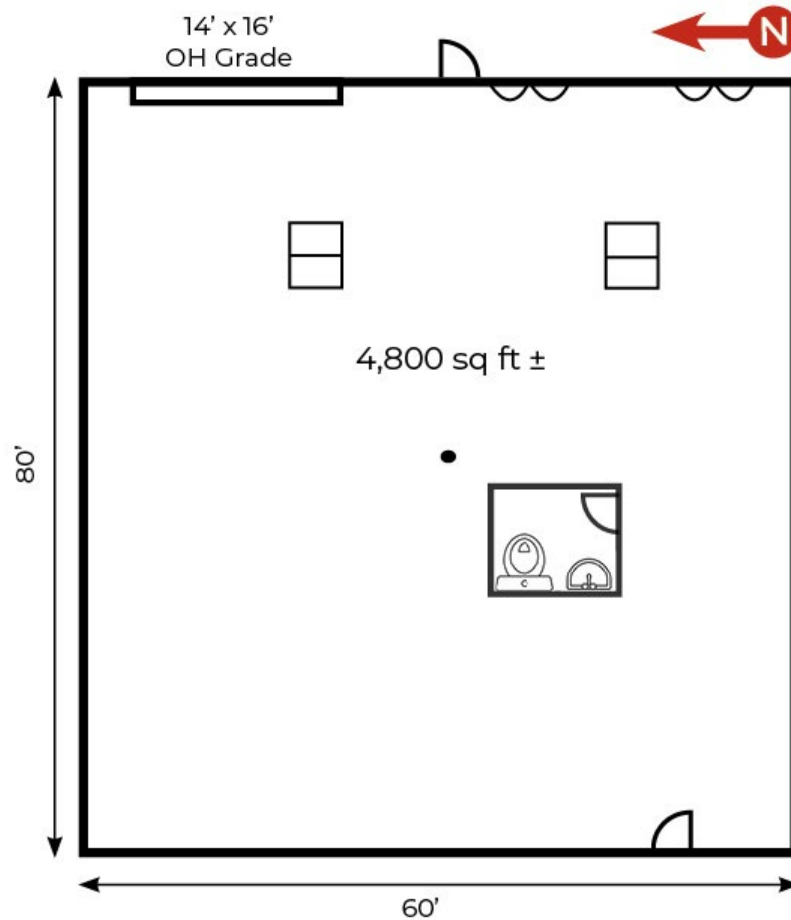
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Site Plan | Bay #119, 11129 - 83 Avenue, Fort Saskatchewan, AB



Floor Plan | Bay #119, 11129 - 83 Avenue, Fort Saskatchewan, AB



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Contact Our Team:



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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.