

Courtesy Of David Parker Of Northfield Commercial

## **\$630,000 - 36 Ross Dr, Fort Saskatchewan**

MLS® #E4173996

### **\$630,000**

Bedroom, Bathroom, 10,889 sqft  
Multi-Family Commercial on 0 Acres

Old Fort Saskatchewan, Fort Saskatchewan, AB

36 Ross Drive is a six suite apartment building located in Fort Saskatchewan, Alberta. It is a two and a half storey, walk-up, wood-frame construction building built in 1963. There are no balconies. There are eight paved and energized parking stalls and two visitor stalls. The suite mix is 1 one-bedroom suite and 5 two-bedroom suites. Approximately two thirds of the suites have been renovated with mechanical upgrades, flooring, paint, vanities and sinks and some new appliances. A new roof was put on in 2016. The site is located in a quiet residential/commercial neighborhood in downtown Fort Saskatchewan, with easy access to many of the city's amenities. It is within a five minute drive of a major grocer, three national banks, Tim Horton's, the public library and river valley. Total Suites: 6  
Suite Mix: 1 One-Bedroom Suite 5  
Two-Bedroom Suite

Built in 1963

### **Essential Information**

MLS® #	E4173996
Price	\$630,000
Square Footage	10,889
Acres	0.00
Year Built	1963
Type	Multi-Family Commercial



Status ACTIVE

### **Community Information**

Address 36 Ross Dr  
Area Fort Saskatchewan  
Subdivision Old Fort Saskatchewan  
City Fort Saskatchewan  
Province AB  
Postal Code T8L 2N1

### **Amenities**

Parking Spaces 6

### **Interior**

# of Stories 3

### **Exterior**

Construction Wood Frame

### **Additional Information**

Zoning T8L 2N1

Listing information last updated on January 27th, 2022 at 8:16am MST