

\$4,900,000 - 9940 99 Avenue, Fort Saskatchewan

MLS® #E4329662

\$4,900,000

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

Bridgeview Fort Sask., Fort Saskatchewan, AB

Multi-tenant office/retail building for sale.
Listed at \$4,900,000. Building is 26,128 sf (includes the attached 875 sf garage) on a 0.74 Acre lot. 24,946 sf deemed gross rentable space (as per building plans). Built in 2006 with 3rd floor addition in 2012 by PCL. Currently tenanted with a "Proforma Net Operating Income of \$393,207. Commercial elevator, computerized security throughout building and the building is sprinklered. Further amenities are a roof top gardens and perimeter deck and a fitness center fully equipped with steam room, showers, and locker room. 67 surface parking stalls with an additional 2 garage parking stall on site. Located in Fort Saskatchewan City Centre within the Alberta Industrial Heartland.

Built in 2006

Essential Information

MLS® #	E4329662
Price	\$4,900,000
Bathrooms	0.00
Acres	0.00
Year Built	2006
Type	Office
Status	Active

Community Information



Address	9940 99 Avenue
Area	Fort Saskatchewan
Subdivision	Bridgeview Fort Sask.
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4G8

Exterior

Exterior	Concrete
Construction	Concrete

Additional Information

Date Listed	March 2nd, 2023
Days on Market	803
Zoning	Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 12th, 2025 at 10:17pm MDT