

\$5,769,230 - 11205 84, Fort Saskatchewan

MLS® #E4422931

\$5,769,230

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Light Industrial Park, Fort Saskatchewan, AB

INVESTMENT OPPORTUNITY! Excellent long term single user tenant with newly signed lease agreement in place. Two story office complex blt in 1998 with 50x250 shop.2 x 5T crane, 1 7.5T crane. 6.5 Cap Rate in the Industrial Heartland!

Built in 1998

Essential Information

| | |
|------------|-------------|
| MLS® # | E4422931 |
| Price | \$5,769,230 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1998 |
| Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 11205 84 |
| Area | Fort Saskatchewan |
| Subdivision | Light Industrial Park |
| City | Fort Saskatchewan |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8L 4L1 |

Exterior



| | |
|--------------|-----------------------|
| Exterior | Concrete, Steel Frame |
| Construction | Concrete, Steel Frame |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 26th, 2025 |
| Days on Market | 157 |
| Zoning | Zone 62 |

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Listing information last updated on August 2nd, 2025 at 7:17pm MDT