

# **\$650,000 - 10309 100 Av, Fort Saskatchewan**

MLS® #E4344212

**\$650,000**

Bedroom, Bathroom, 3,867 sqft

Retail on 0.00 Acres

Old Fort Saskatchewan, Fort Saskatchewan,  
AB

The perfect investment or property to house your existing business in. At 3867 sq ft and currently 4 units rented in the building with zero vacancy, this building is ready for a new owner. Current Net Income is just under \$30,000 making it a 4.44 cap rate. However the rates are extremely low so there is tons of potential to get the rates up to market standards or call it home for your existing business. New roof in 2015, 2 new heat exchangers. Extremely well maintained building.

Built in 1974

## **Essential Information**

MLS® #	E4344212
Price	\$650,000
Square Footage	3,867
Acres	0.00
Year Built	1974
Type	Retail

## **Community Information**

Address	10309 100 Av
Area	Fort Saskatchewan
Subdivision	Old Fort Saskatchewan
City	Fort Saskatchewan



Province AB  
Postal Code T8L 1Y9

Exterior

Construction Concrete Block

Additional Information

Date Listed June 6th, 2023

Zoning Commercial

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