

FOR SALE



FORT SASKATCHEWAN CONDO

11113 83 Avenue,
Fort Saskatchewan, AB



Royce Johnson
Senior Associate
780 862 2995
royce.johnson@cwedm.com

Jack Norris
Associate
780 934 7110
jack.norris@cwedm.com

**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. January 2026



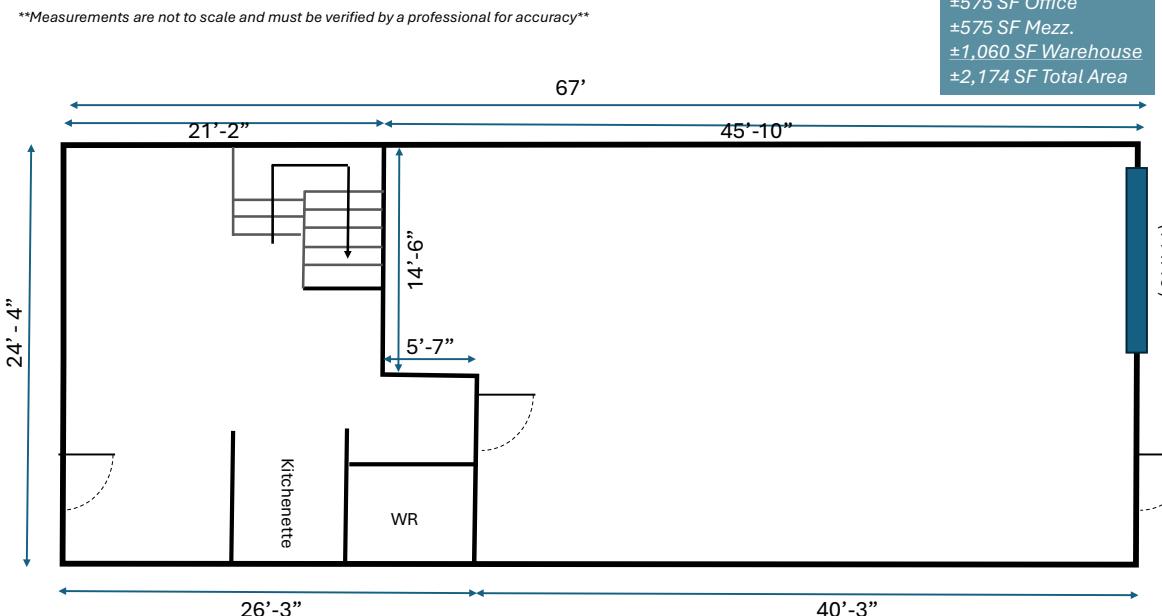
PROPERTY HIGHLIGHTS

- Compacted gravel yard suitable for heavy truck access
- Meticulously maintained condo
- Upgraded buildout on main floor and mezzanine
- Security system infrastructure included
- (1) 14'x16' grade loading

PROPERTY DETAILS

MUNICIPAL ADDRESS	11113 83 AVENUE, FORT SASKATCHEWAN, AB	BUILDING SIZE	±575 SF MAIN ±575 SF MEZZ ±1,060 SF WAREHOUSE ±2,174 SF TOTAL
LEGAL DESCRIPTION	PLAN 9925473, UNIT 3	POWER	TBC
PROPERTY TYPE	INDUSTRIAL CONDO	BUILDING CONSTRUCTION	METAL FRAME
ZONING	M1 / IL	AVAILABILITY	IMMEDIATELY
BUILDING AGE	1999		
YARD	±3,200 SF FENCED COMPOUND		

SALE PRICE: \$595,000



KEEP IN TOUCH



Royce Johnson
Senior Associate
780 862 2995
royce.johnson@cwedm.com

Jack Norris
Associate
780 934 7110
jack.norris@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. January 2026

