

FOR SALE



FORT SASKATCHEWAN CONDO

11113 83 Avenue,
Fort Saskatchewan, AB

 **CUSHMAN &
WAKEFIELD**
Edmonton

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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

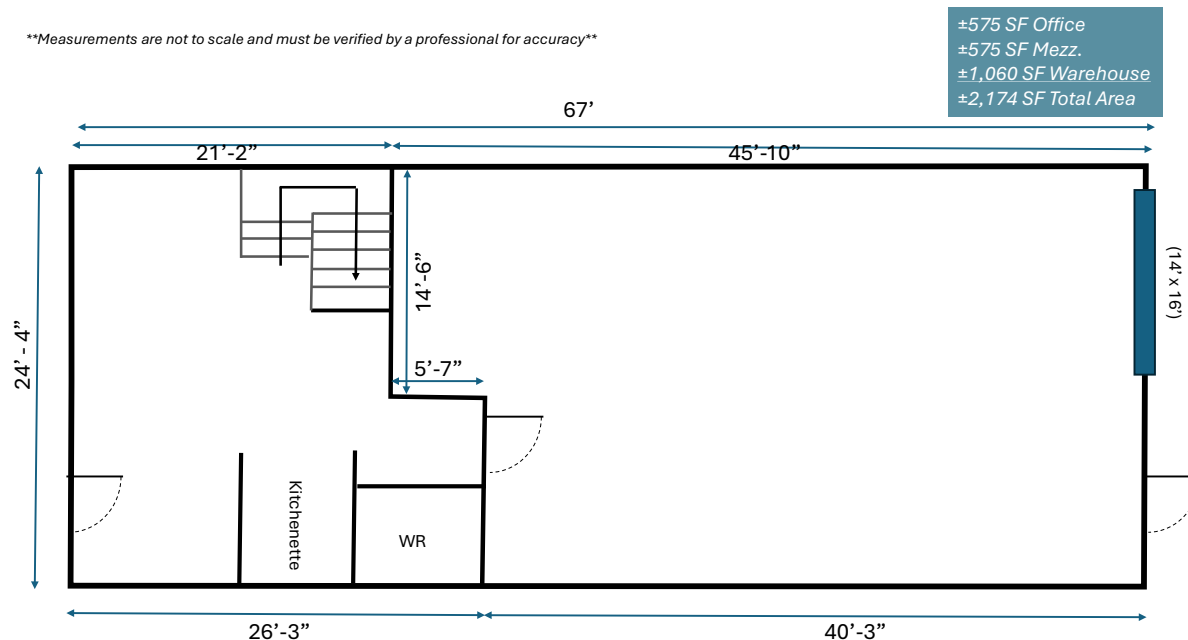
PROPERTY DETAILS

MUNICIPAL ADDRESS	11113 83 AVENUE, FORT SASKATCHEWAN, AB
LEGAL DESCRIPTION	PLAN 9925473, UNIT 3
PROPERTY TYPE	INDUSTRIAL CONDO
ZONING	M1 / IL
BUILDING AGE	1999
YARD	±3,200 SF FENCED COMPOUND

BUILDING SIZE	±575 SF MAIN ±575 SF MEZZ ±1,060 SF WAREHOUSE ±2,174 SF TOTAL
POWER	TBC
BUILDING CONSTRUCTION	METAL FRAME
AVAILABILITY	IMMEDIATELY

SALE PRICE: \$595,000

****Measurements are not to scale and must be verified by a professional for accuracy****



KEEP IN TOUCH



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