

# \$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	37
----------------	----

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 April 3rd, 2025 at 10:47pm MDT