

FOR SALE/LEASE



FORT SASKATCHEWAN CONDO

11113 83 Avenue,
Fort Saskatchewan, AB

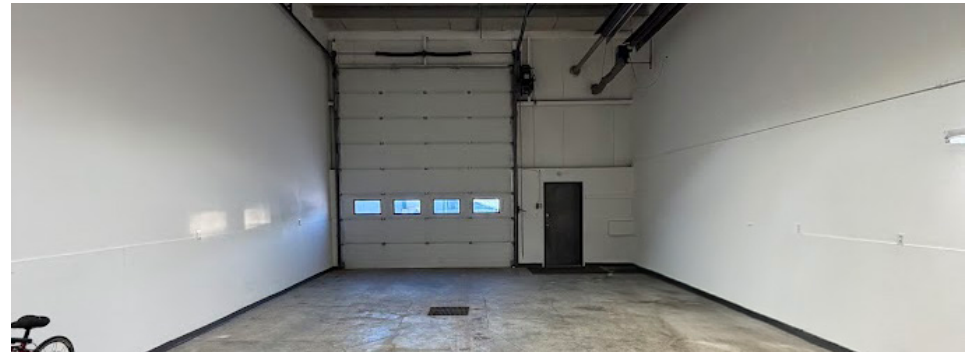
 **CUSHMAN & WAKEFIELD**
Edmonton

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PROPERTY HIGHLIGHTS

- Compacted gravel yard suitable for heavy truck access
- Meticulously maintained condo
- Upgraded buildout on main floor and second floor office
- Security system infrastructure included
- (1) 14'x16' grade loading
- Interior water connection and floor drain within warehouse

PROPERTY DETAILS

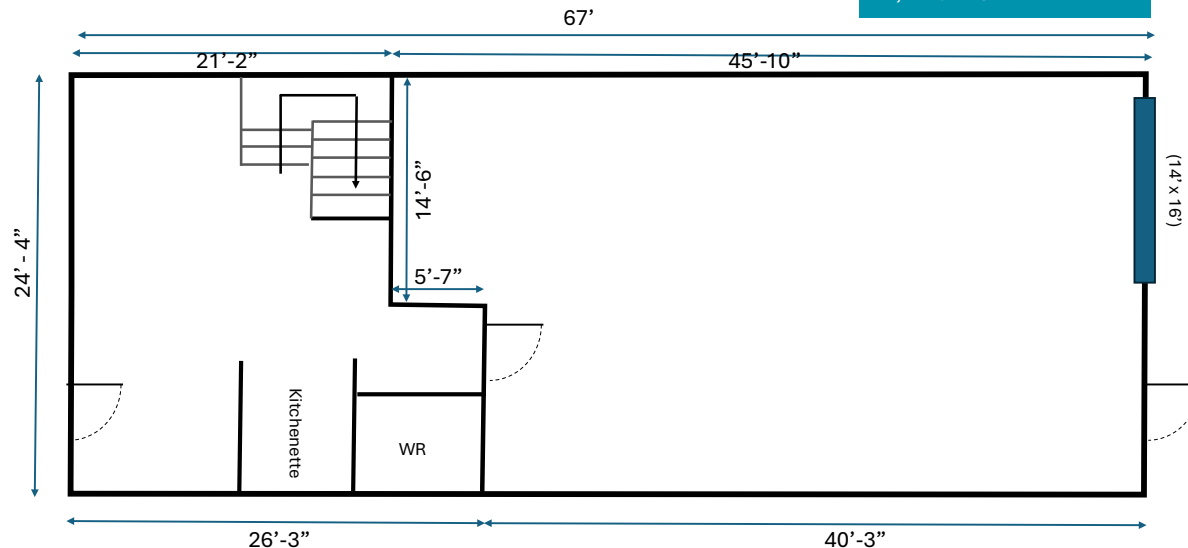
MUNICIPAL ADDRESS	11113 83 AVENUE, FORT SASKATCHEWAN, AB
LEGAL DESCRIPTION	PLAN 9925473, UNIT 3
PROPERTY TYPE	INDUSTRIAL CONDO
ZONING	M1 / IL
BUILDING AGE	1999
YARD	±2,400 SF FENCED COMPOUND

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

SALE PRICE: \$595,000

LEASE RATE: \$20.00 /SF NNN

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



±575 SF MAIN FLOOR
±575 SF 2ND FLOOR OFFICE
±1,060 SF WAREHOUSE
±2,174 SF TOTAL AREA

KEEP IN TOUCH



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