\$4,790,000 - 9940 99 Avenue, Fort Saskatchewan

MLS® #E4329662

\$4,790,000

0 Bedroom, 0.00 Bathroom, Office on 0.00 Acres

Bridgeview Fort Sask., Fort Saskatchewan, AB

Multi-tenant office/retail building for sale. Listed at \$4,900,000. Building is 26,128 sf (includes the attached 875 sf garage) on a 074 Acre lot. 24,946 sf deemed gross rentable space (as per building plans). Built in 2006 with 3rd floor addition in 2012 by PCL. Currently tenanted with a "Proforma Net Operating Income of \$393,207. Commercial elevator, computerized security throughout building and the building is sprinklered. Further amenities are a roof top gardens and perimeter deck and a fitness center fully equipped with steam room, showers, and locker room. 67 surface parking stalls with an additional 2 garage parking stall on site. Located in Fort Saskatchewan City Centre within the Alberta Industrial Heartland.

Built in 2006

Essential Information

MLS® # E4329662 Price \$4,790,000

Bathrooms 0.00
Acres 0.00
Year Built 2006
Type Office
Status Active

Community Information





Address 9940 99 Avenue

Area Fort Saskatchewan

Subdivision Bridgeview Fort Sask.

City Fort Saskatchewan

County ALBERTA

Province AB

Postal Code T8L 4G8

Exterior

Exterior Concrete
Construction Concrete

Additional Information

Date Listed March 2nd, 2023

Days on Market 976

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 November 1st, 2025 at 10:32pm MDT