

# FOR SALE/LEASE

## RETAIL CONDOMINIUM

**FORT STATION, Fort Saskatchewan, AB  
#307, 10451 – 99 Avenue**



### Property Highlights:

- 3121 sq.ft. fully improved retail space located on 99 Avenue in downtown Fort Saskatchewan.
- High visibility location in prominent new redevelopment.
- Suitable for a wide variety of retail/office or service providers.
- Available immediately.

### Contact

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RE/MAX River City  
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## Property Details

**Address:** 307, 10451 99 Ave. Fort Sask. AB

**Legal:** Plan 1524851 Unit 3

**Taxes 2017:** \$11,243.61

**Condo Fees:** \$710.40

**Year Built:** 2015

**Zoning:** C5

**Utilities:** Gas, Water included in condo fees, Electricity separately metered

**Type:** Retail/Office

**Size:** 3121 sq. ft.

**HVAC:** Roof Top

## Financials:

**Lease rate:** \$21.00/ sq. ft. Net

**Operating costs:** \$6.80 (2019)

**Asking Price:** \$945,000.00



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