# 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**

Wayne Paradis RE/MAX River City 780-439-7000 office 780-953-9934 cell



wparadis@remax.net

### **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

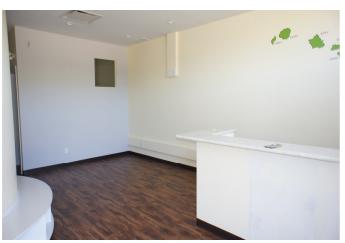
Zoning: C5

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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