

# \$1,475,000 - 10303 99 Avenue, Fort Saskatchewan

MLS® #A2178022

**\$1,475,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Fort Saskatchewan, Alberta

Exceptional retail investment opportunity in the thriving city of Fort Saskatchewan, featuring individual units at 10303, 10309, 10315, 10321, and 10327 99 Avenue. This property includes two well-maintained buildings with a combined total of 6,425 square feet on a 0.38-acre lot. Built in 1976, the asset is fully leased to five long-standing tenants, including a prominent tenant that enhances visibility and foot traffic. Zoned CC-D (Core Commercial - Downtown), this property offers stable income potential in a high-demand location.

Built in 1976

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2178022    |
| Price      | \$1,475,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1976        |
| Type       | Commercial  |
| Sub-Type   | Retail      |
| Status     | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 10303 99 Avenue   |
| Subdivision | NONE              |
| City        | Fort Saskatchewan |
| County      | Fort Saskatchewan |
| Province    | Alberta           |



Postal Code            T8L 2X8

**Additional Information**

Date Listed            November 7th, 2024  
Days on Market        164  
Zoning                  CC-D

**Listing Details**

Listing Office            Royal LePage Solutions

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