

# \$4,900,000 - 9940 99 Avenue, Fort Saskatchewan

MLS® #E4329662

**\$4,900,000**

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      | \$4,900,000 |
| 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 | 770             |
| Zoning         | Zone 62         |

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Listing information last updated on April 10th, 2025 at 3:32am MDT