

Courtesy Of Timothy S Baker Of RE/MAX Edge Realty

\$849,900 - 10307 100 Avenue, Fort Saskatchewan

MLS® #E4372188

\$849,900

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Old Fort Saskatchewan, Fort Saskatchewan,
AB

Looking for a great commercial property with a great return. The main floor is currently leased to Legacy Jewelers, the lease ends June 2025, current rent is \$4,400. which increases to \$4,500 July 1, 2024. The second floor is currently leased out to the Fort Saskatchewan Wellness Hub for youth society for \$2,800. per month. this lease ends January 31, 2026. The landlord currently pays for the utilities which \$10,500. Roof was done 11 years ago, Boiler is 8 years old, all the heat exchangers and air-conditioning units are 2 years old.



Built in 1954

Essential Information

MLS® #	E4372188
Price	\$849,900
Bathrooms	0.00
Acres	0.00
Year Built	1954
Type	Retail
Status	Active

Community Information

Address	10307 100 Avenue
Area	Fort Saskatchewan
Subdivision	Old Fort Saskatchewan

City Fort Saskatchewan
County ALBERTA
Province AB
Postal Code T8L 1Y9

Exterior

Exterior Block
Roof Tar & Gravel
Construction Block

Additional Information

Date Listed February 5th, 2024
Days on Market 444
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 April 24th, 2025 at 7:32pm MDT