

# **\$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	439
Zoning	Zone 62



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Listing information last updated on April 19th, 2025 at 11:02am MDT