

\$4,790,000 - 9940 99 Avenue, Fort Saskatchewan

MLS® #E4329662

\$4,790,000

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 0.74 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 | \$4,790,000 |
| 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 | 883 |
| Zoning | Zone 62 |

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Listing information last updated on August 1st, 2025 at 8:17am MDT