

# \$5,769,230 - 11205 84, Fort Saskatchewan

MLS® #E4422931

**\$5,769,230**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Light Industrial Park, Fort Saskatchewan, AB

**INVESTMENT OPPORTUNITY!** Excellent long term single user tenant with newly signed lease agreement in place. Two story office complex blt in 1998 with 50x250 shop.2 x 5T crane, 1 7.5T crane. 6.5 Cap Rate in the Industrial Heartland!

Built in 1998

## Essential Information

MLS® #	E4422931
Price	\$5,769,230
Bathrooms	0.00
Acres	0.00
Year Built	1998
Type	Industrial
Status	Active

## Community Information

Address	11205 84
Area	Fort Saskatchewan
Subdivision	Light Industrial Park
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4L1

## Exterior



Exterior	Concrete, Steel Frame
Construction	Concrete, Steel Frame

**Additional Information**

Date Listed	February 26th, 2025
Days on Market	163
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 August 8th, 2025 at 11:03am MDT