

# \$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 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	\$4,900,000
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	789
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 29th, 2025 at 1:02am MDT