

FOR SALE/LEASE

WAREHOUSE BAY W/FENCED STORAGE

#114, 11128-83 Avenue, Fort Saskatchewan, AB



HIGHLIGHTS

- 2,000 sq ft ± available
- One overhead grade door (14' x 12') with single compartment sump
- Existing washroom in place
- 1,450 sq ft ± fenced compound available
- Ample on-site parking
- Ideally located in Eastgate Business Park with quick access to key industrial hubs

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**ROYAL PARK
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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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Property Details

MUNICIPAL ADDRESS	#114, 11128-83 Avenue, Fort Saskatchewan AB
LEGAL DESCRIPTION	Plan: 0729339; Unit: 6
NEIGHBOURHOOD	Eastgate Business Park
ZONING	IL (Light Industrial)
BUILDING SIZE	2,000 sq ft ±
FENCED COMPOUND	1,450 sq ft ±
GRADE LOADING	(1) 12' X 14'
POWER	120/208 V, 3 Phase (TBC by the Tenant/Purchaser)
LIGHTING	Metal Halide
HEATING	Forced Air
SUMP	Single Compartment
PARKING	Ample
SIGNAGE	Façade

Join neighbours such as:

- Noyen Construction Ltd
- EECOL Electric
- Sturgeon Rewind
- Burnco Rock Products
- Goodguys Auto

Financials

SALE PRICE	\$530,000
PROPERTY TAXES	\$5,806.04/annum (2026)
LEASE RATE	Market
CONDO FEES	\$259.00/month (2026)
POSSESSION	Immediate



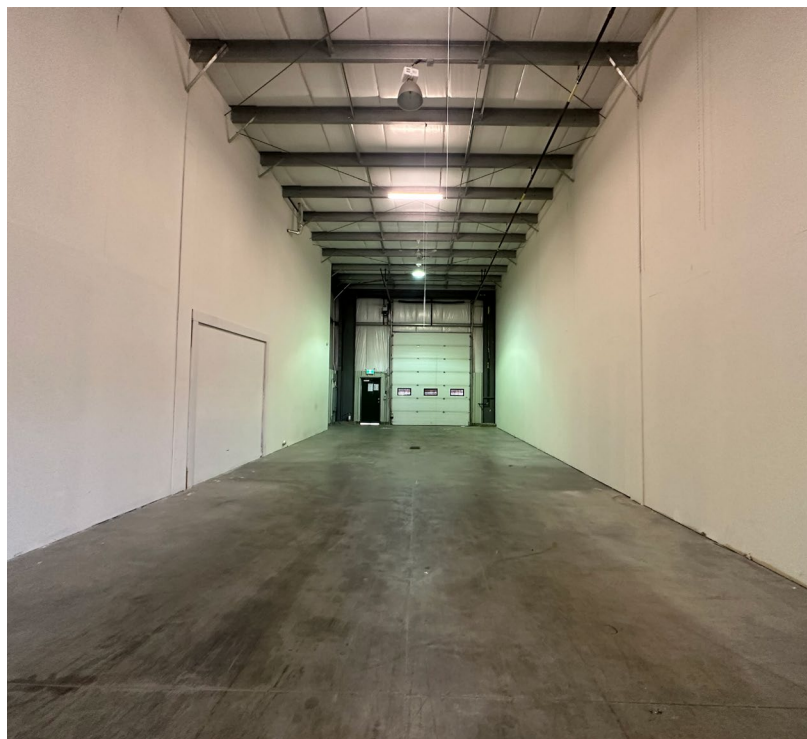
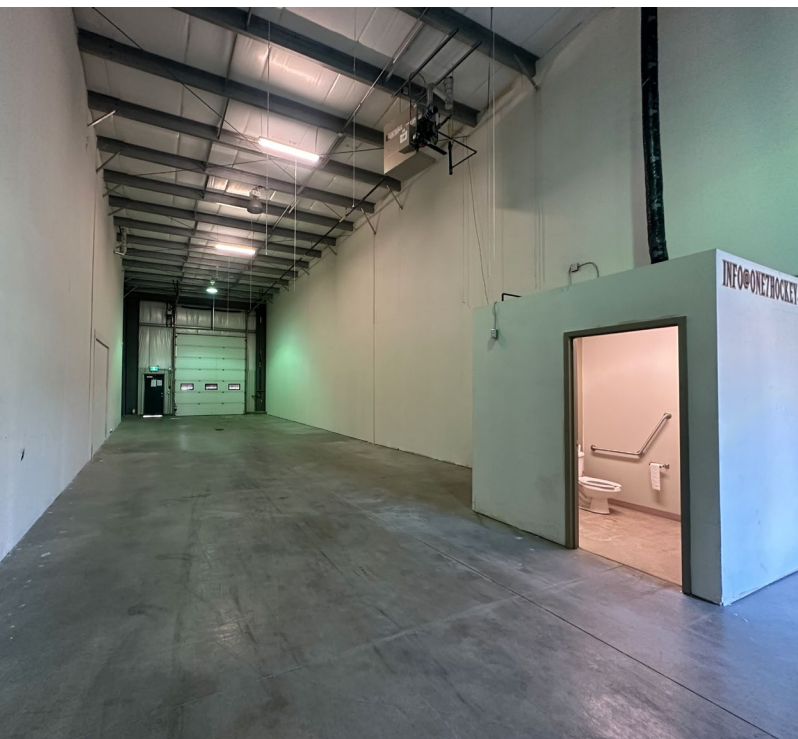
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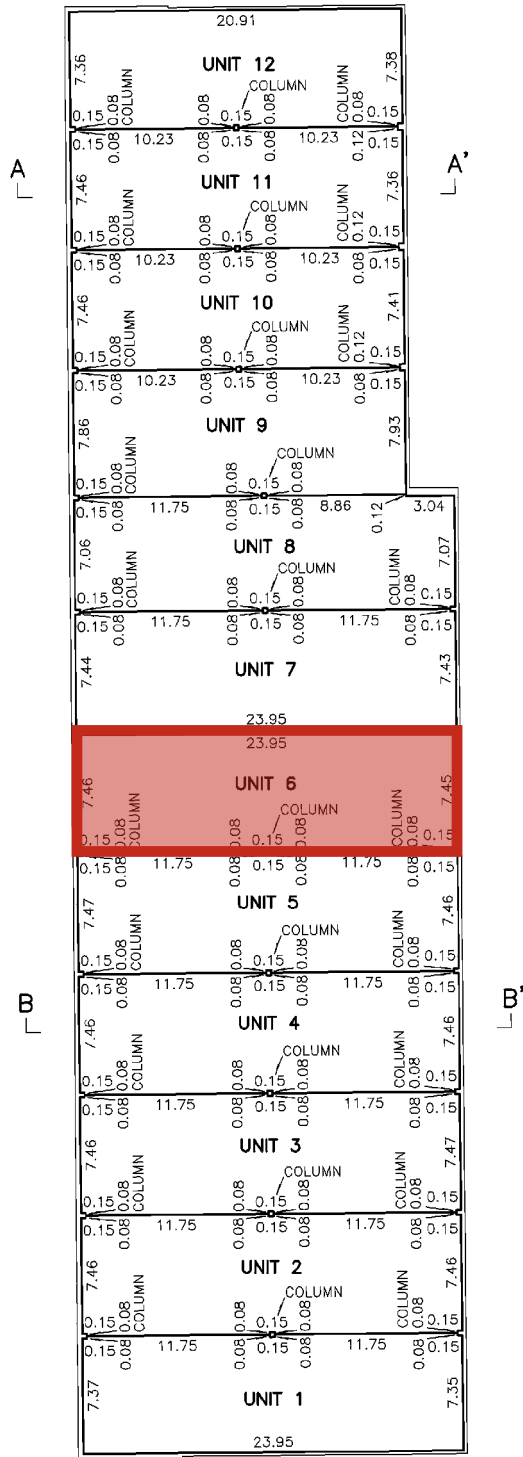


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FLOOR PLAN
NOT TO SCALE

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CONTACT OUR TEAM:



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