

Office/Lab/ Industrial Facility with Redevelopment Potential

8301 - 113 Street
Fort Saskatchewan, AB

MOTIVATED VENDOR | Price Reduction for 31,500 SF Freestanding Building



Office / Lab / Industrial Facility

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Prime Fort Saskatchewan Opportunity

Versatile Office/Industrial/Lab Facility with Redevelopment Potential

Strategically located with excellent access to Highways 15 and 21, this prominent property offers a prime opportunity for businesses seeking a flexible space. Designed to accommodate office, lab, and industrial uses, the fully sprinklered building ensures enhanced safety, while the low site coverage ratio provides ample room for future expansion. Additionally, benefit from a separate 2,450 square foot insulated and heated warehouse (not included in total building area) for added convenience. Seize this opportunity to secure a strategically located and highly functional facility for your business.

Legal Description	Plan 8020165; Block 6; Lot 16/17	Power	600 Volt, 800 Amp
Zoning	IL - Light Industrial	Sprinklers	Yes
Year Built	1998	Taxes (2025)	\$101,534.37
Lot Size	4.29 acres	List Price	\$5,300,000.00 Market
Total SF	31,500 SF (Additional 2,450 SF detached insulated and heated warehouse)	Available	Immediately
Grade Loading	(2) 8' x 10'		

 Potential Warehouse with 12.2' Clear

Floor Plan



Amenities Within A 5 Minute Drive

- | | | | | | |
|-----------------|----------------|--------------|-----------------|-----------------|----------------------|
| + Walmart | + Starbucks | + Fatburger | + Boston Pizza | + Scotiabank | + Home Depot |
| + Safeway | + Tim Horton's | + McDonald's | + Humpty's | + Canada Post | + Staples Dollarama |
| + No Frills | + Popeyes | + A&W | + ATB Financial | + Canadian Tire | + Jubilee Rec Centre |
| + Co-Op Grocery | + Dairy Queen | + Subway | + BMO | + Fountain Tire | + Fort Cinema |



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