

INVESTMENT SALE

INDUSTRIAL WAREHOUSE BAY

Bay #117, 11129 - 83 Avenue, Fort Saskatchewan, AB



HIGHLIGHTS

- Investment opportunity with a new tenant in place, providing immediate income
- 2,400 sq ft ± industrial bay with 1 washroom
- Grade loading with dual compartment sump
- Strategically located in Eastgate Business Park with convenient access to major transportation routes and key industrial hubs
- Confidentiality agreement required prior to the release of tenant, lease, and diligence information

TYLER WEIMAN, SIOR

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JOANNA LEWIS

Senior Transaction Manager

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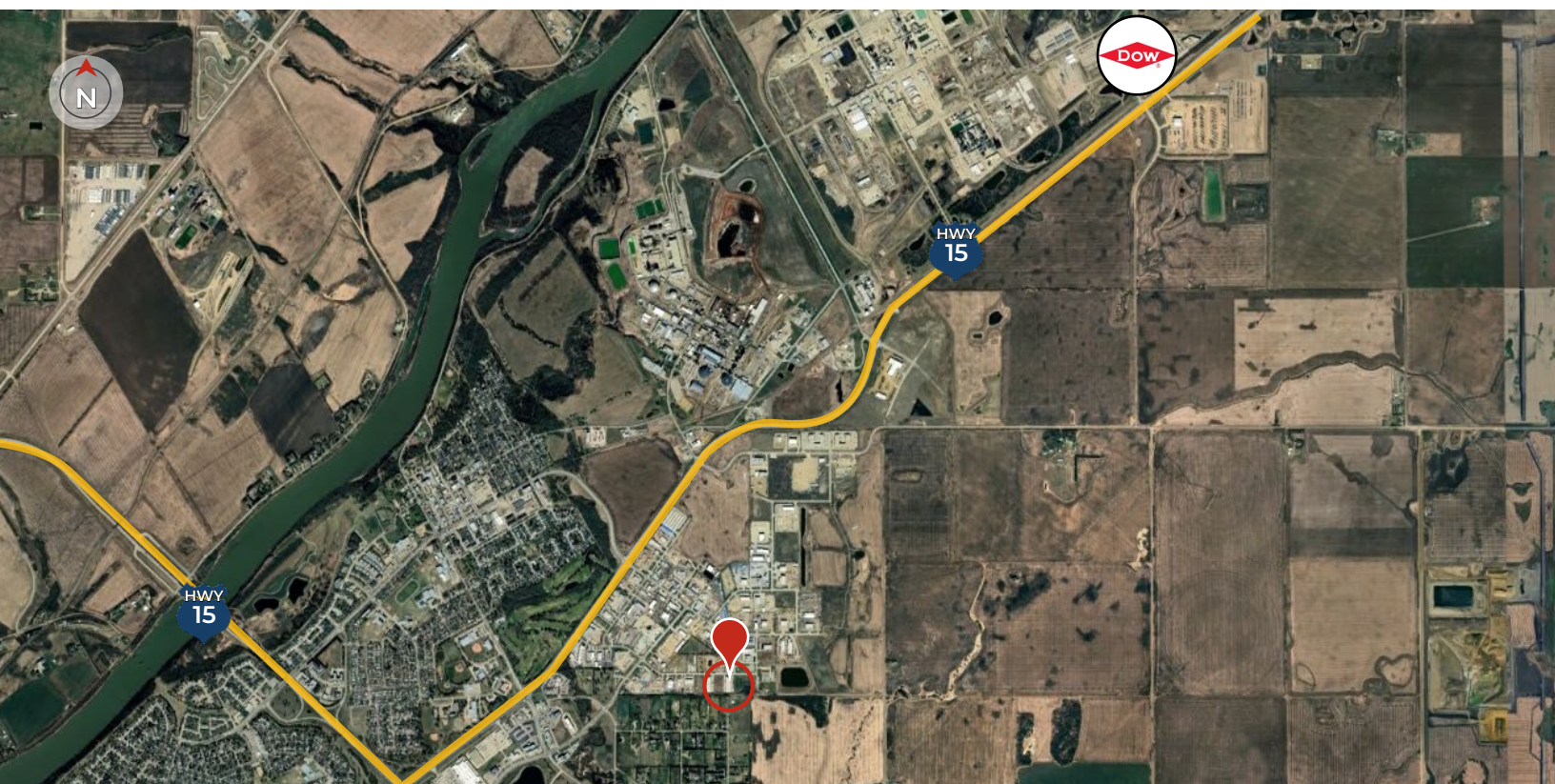


**ROYAL PARK
REALTY™**

T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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Neighbourhood | Bay #117, 11129 - 83 Avenue, Fort Saskatchewan, AB



Property Details

MUNICIPAL ADDRESS	Bay #117, 11129 - 83 Avenue, Fort Saskatchewan, AB
LEGAL DESCRIPTION	Condo Plan: 0827642; Unit: 9
NEIGHBOURHOOD	Eastgate Business Park
ZONING	IL (Light Industrial)
SIZE	2,400 sq ft ±
PARKING	Ample
SIGNAGE OPTIONS	Yes
GRADE LOADING	(1) 14' x 12'
POWER	TBC by Purchaser
SUMP	Dual compartment
LIGHTING	Metal Halide
HEATING	Forced air

Financials

Sale Price: \$636,000.00

Property Taxes: \$3,842.94/annum (2026)

Condo Fees: \$977.00/month (2026)

NOI: Contact Agent

A confidentiality agreement will be provided for interested parties prior to the release of any diligence information.

The subject unit will be legally subdivided into a separate condominium unit prior to closing.

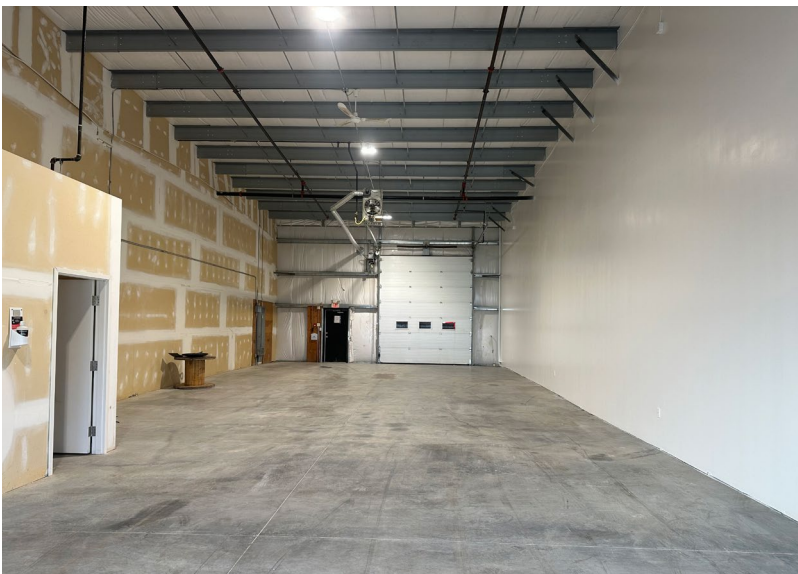
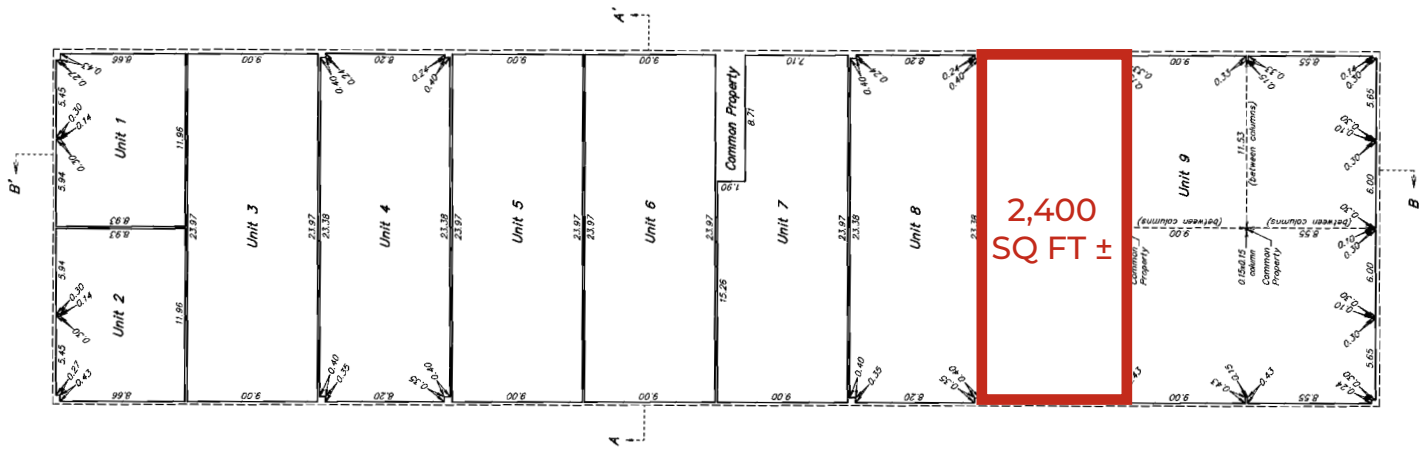


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Site Plan | Bay #117, 11129 - 83 Avenue, Fort Saskatchewan, AB



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Contact Our Team:



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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.