



RETAIL BAY - FORT STATION

#705, 10441 - 99 AVE
FORT SASKATCHEWAN, ALBERTA



HIGHLIGHTS

- Located in downtown Fort Saskatchewan
- Excellent exposure to downtown artery
- Positioned next to high density residential areas (new 50+ unit Multi-Family building next to property)
- High ceiling allows for upper mezzanine or second floor office
- Excellent opportunity for retailers, professionals, and medical offices

PROPERTY DESCRIPTION

Asking Price:	\$595,000
Unit Size:	1,692 sq.ft +/-
Property Tax:	\$5,384.69 (2026)
Tenant Appromvement Allowance:	Negotiable
Condo Fees:	\$498/month (2026)
Lease Rate:	\$24.00 per sq.ft
Op Costs:	\$11.58 per sq.ft (2026 est.)

BUILDING DETAILS


Zoning
CS


Consumer Spending
\$692M


Ceiling Height
23"


Daytime Population
21,584


Year Built
2020


Parking
3 unassigned stalls

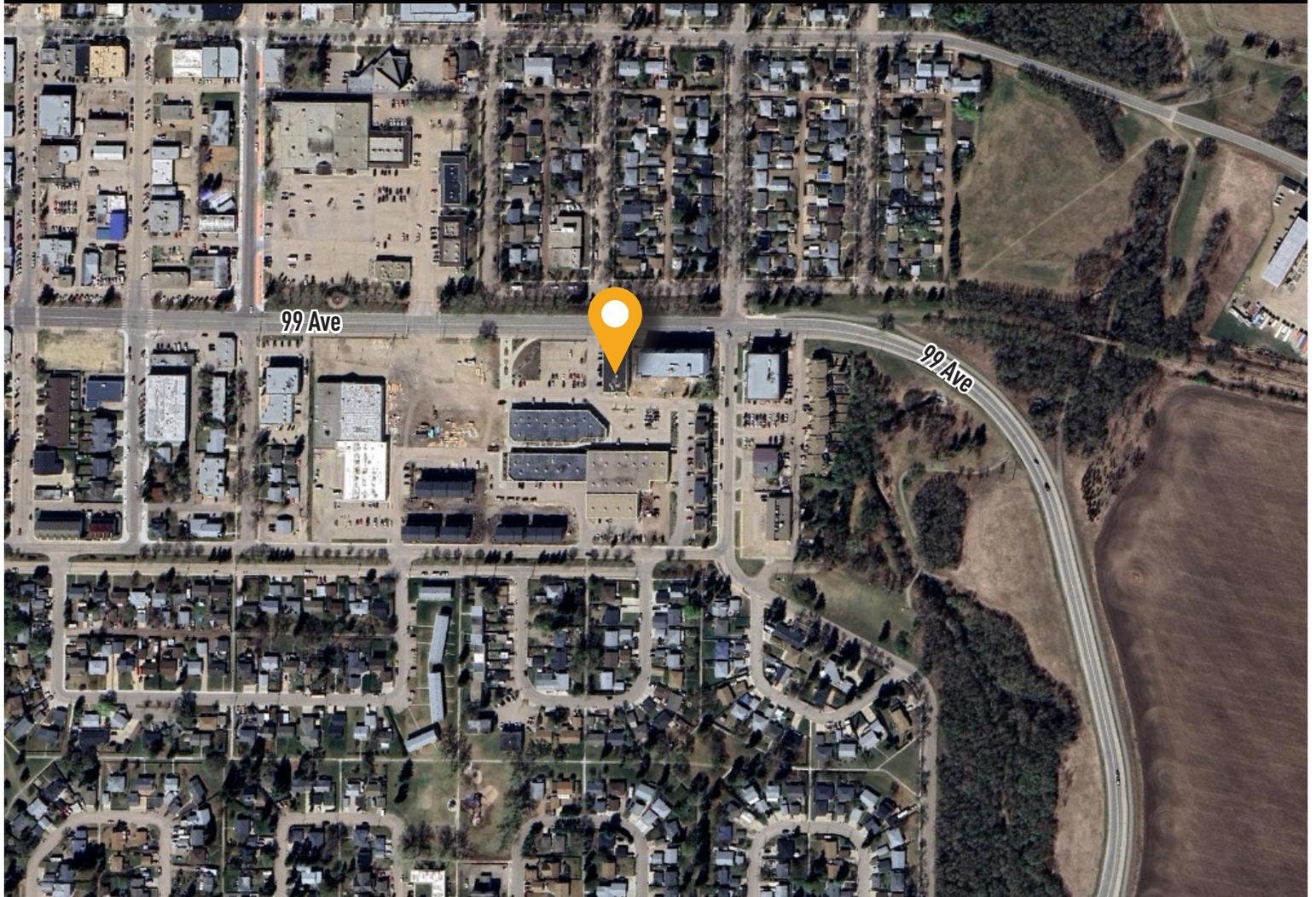
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LOCATION

#705 10441 99 Ave, Fort Saskatchewan, Alberta



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