

# FOR SALE

6,425 SF TOTAL  
RETAIL INVESTMENT



10303/09/15/21/27 - 99 AVENUE  
Fort Saskatchewan, AB

Rohit Brar, Associate  
587-578-7259 | rohitbrar@royallepage.ca

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# PROPERTY OVERVIEW

**\$1,525,000**

## Property Overview

- Amazing opportunity to acquire a retail investment property in the growing city of Fort Saskatchewan
- Includes 2 well maintained buildings with combined area of 6,425 SF on 0.38 acre lot
- Property is currently fully leased to 5 long standing tenants, providing a stable income stream
- The property features a prominent tenant, 7-Eleven, adding exceptional draw and visibility
- ***Financial details available upon request AND signed Confidentiality Agreement in place***

## Property Features

- Legal: Plan 7920481, BLOCK 12, Lot 26A
- Total Size: 6,425 SF
  - East Building: 3,225 SF
  - West Building: 3,200 SF
- Site Size: 0.38 Acres
- Year Built: 1976
- Zoning: CC-D Core Commercial - Downtown

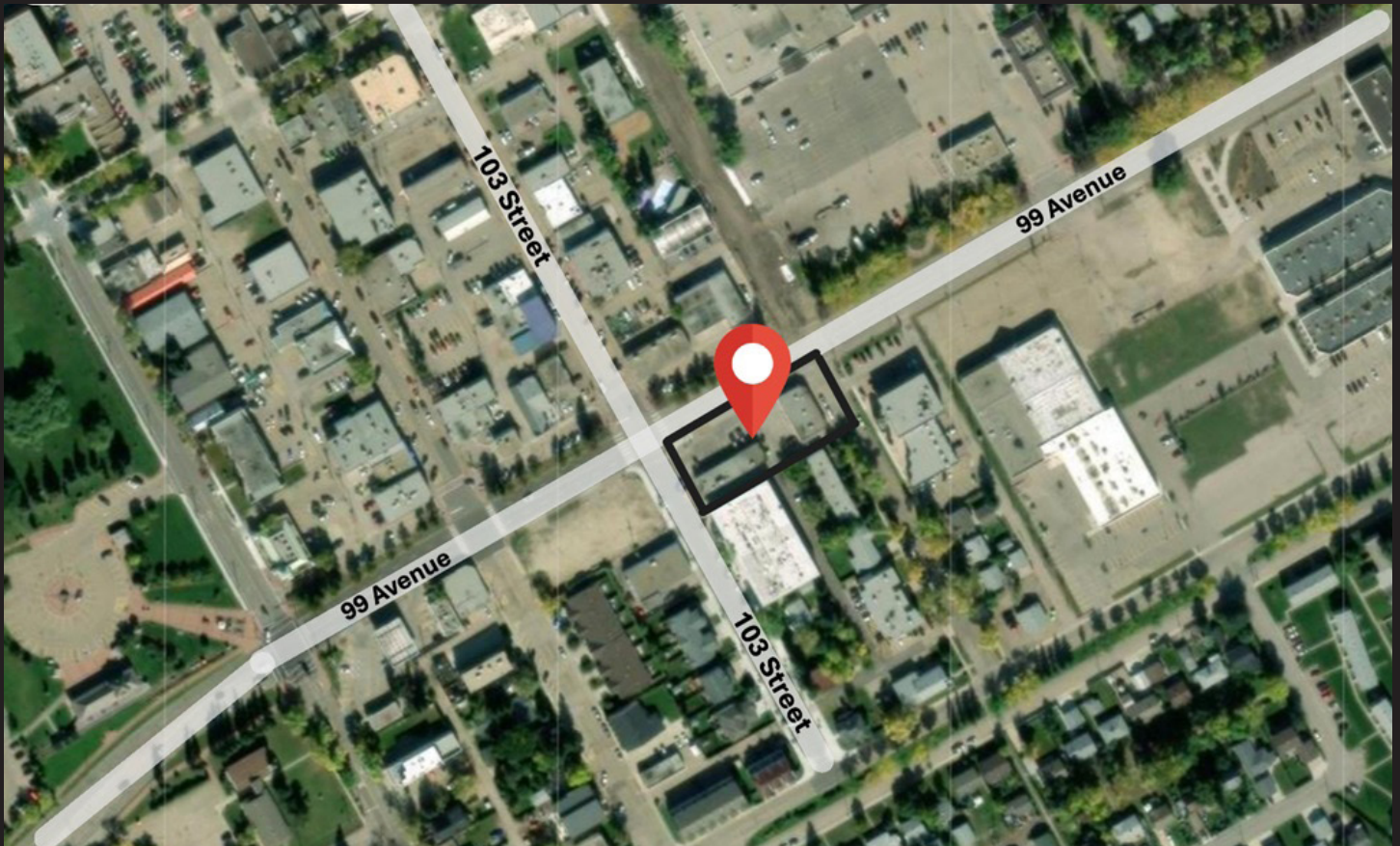
# PROPERTY PHOTOS



## DEMOGRAPHIC

- The population of Fort Saskatchewan increased 12.1% from 2016 to 2021, now sitting at 29.3k
- Average Household Income of \$128.0k
- "Fort Saskatchewan has one of the lowest property taxes in the region"

# AREA MAP



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