

Office / Lab / Industrial Facility

8301 113 Street
Fort Saskatchewan, AB

31,500 SF Free Standing Building on 4.29 Acres



Office / Lab / Industrial Facility

8301 113 Street | Fort Saskatchewan, AB



Prime Fort Saskatchewan Opportunity

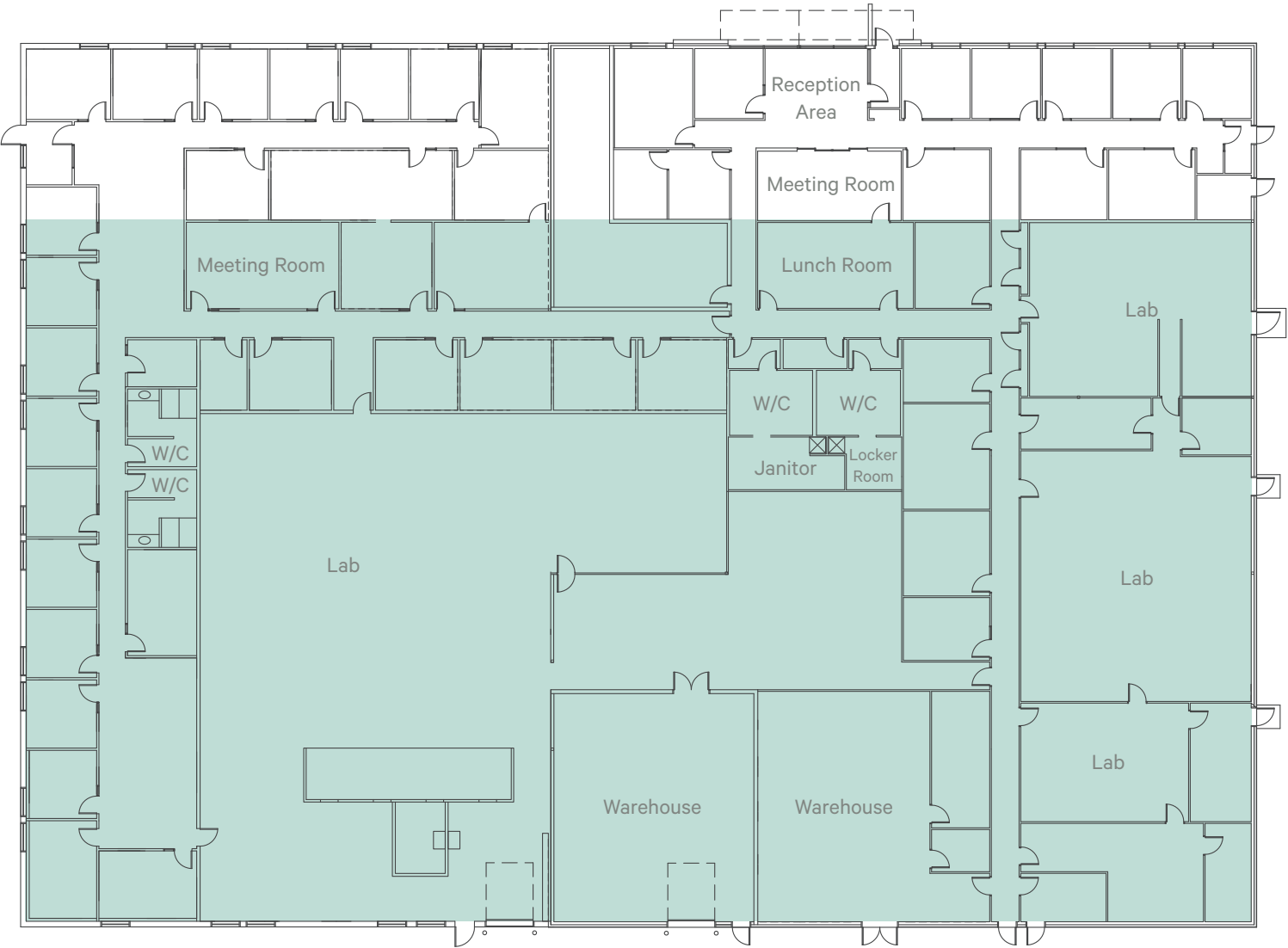
Versatile Office/Industrial/Lab Facility

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
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 |



Contact Us

Matteo Marocco

Sales Representative
+1 780 229 4691
matteo.marocco@cbre.com

Jay Olmstead

Sales Representative
+1 780 554 1191
jay.olmstead@cbre.com

Lucas Neumeyer

Associate
+1 780 850 2267
lucas.neumeyer@cbre.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.