

# \$5,769,230 - 11205 84, Fort Saskatchewan

MLS® #E4422931

**\$5,769,230**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Light Industrial Park, Fort Saskatchewan, AB

INVESTMENT OPPORTUNITY! Excellent long term single user tenant with newly signed lease agreement in place. Two story office complex blt in 1998 with 50x250 shop.2 x 5T crane, 1 7.5T crane. 6.5 Cap Rate in the Industrial Heartland!

Built in 1998

### Essential Information

MLS® #	E4422931
Price	\$5,769,230
Bathrooms	0.00
Acres	0.00
Year Built	1998
Type	Industrial
Status	Active

### Community Information

Address	11205 84
Area	Fort Saskatchewan
Subdivision	Light Industrial Park
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4L1

### Exterior



Exterior	Concrete, Steel Frame
Construction	Concrete, Steel Frame

**Additional Information**

Date Listed	February 26th, 2025
Days on Market	120
Zoning	Zone 62

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Listing information last updated on June 25th, 2025 at 11:47pm MDT