

Courtesy Of Timothy S Baker Of RE/MAX Edge Realty

# \$849,900 - 10307 100 Avenue, Fort Saskatchewan

MLS® #E4372188

**\$849,900**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Old Fort Saskatchewan, Fort Saskatchewan,  
AB

Looking for a great commercial property with a great return. The main floor is currently leased to Legacy Jewelers, the lease ends June 2025, current rent is \$4,400. which increases to \$4,500 July 1, 2024. The second floor is currently leased out to the Fort Saskatchewan Wellness Hub for youth society for \$2,800. per month. this lease ends January 31, 2026. The landlord currently pays for the utilities which \$10,500. Roof was done 11 years ago, Boiler is 8 years old, all the heat exchangers and air-conditioning units are 2 years old.



Built in 1954

## Essential Information

MLS® #	E4372188
Price	\$849,900
Bathrooms	0.00
Acres	0.00
Year Built	1954
Type	Retail
Status	Active

## Community Information

Address	10307 100 Avenue
Area	Fort Saskatchewan
Subdivision	Old Fort Saskatchewan

City Fort Saskatchewan  
County ALBERTA  
Province AB  
Postal Code T8L 1Y9

**Exterior**

Exterior Block  
Roof Tar & Gravel  
Construction Block

**Additional Information**

Date Listed February 5th, 2024  
Days on Market 424  
Zoning Zone 62



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 6:02pm MDT