

## \$609,900 - 11113 83 Avenue, Fort Saskatchewan

MLS® #E4427356

**\$609,900**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Light Industrial Park, Fort Saskatchewan, AB

Opportunity Awaits You!!! This 2250 sqft industrial space is perfect for just about any business. If you need a show room with a large back bay look no further. This condo has been tastefully finished with a main floor showroom with kitchenette and a 3 piece bathroom. The upper level is also completely finished with the possibility of additional showroom space OR an office/ boardroom would also be great in the upper level. The upper level has beautiful built in shelving and the furnace room is also located on this level. The main floor also has a large under stair storage area. The condo is also air conditioned to ensure you are cool during the hot summer months. The back bay has radiant heating and is 24 feet wide by 45 feet long. The concrete bibs around the building have been upgraded to stand up to Semi traffic. There is also a huge private 24x100ft outdoor storage area that is fully fenced and the back yard is also secured by common area gates. Great location and endless potential.

Built in 1998

### Essential Information

MLS® #	E4427356
Price	\$609,900
Bathrooms	0.00



Acres	0.00
Year Built	1998
Type	Industrial
Status	Active

### **Community Information**

Address	11113 83 Avenue
Area	Fort Saskatchewan
Subdivision	Light Industrial Park
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 3T9

### **Exterior**

Exterior	Steel Frame
Roof	Metal Shingles
Construction	Steel Frame

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	9
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 3rd, 2025 at 1:47pm MDT