$1,499,900 - 10310 100 Av, Fort Saskatchewan

MLS® #E4457584

$1,499,900

0 Bedroom, 0.00 Bathroom, 7,954 sqft
Multi-family on 0.11 Acres

Old Fort Saskatchewan, Fort Saskatchewan, Alberta

This good mixed use building is located in the Heart of Old Fort Saskatchewan! Fort Saskatchewan is a rapid growing city with lots of big oil and gas industries around. This building has 2 fully leased commercial bays (with rent increase annually) on the main floor and 6 residential units on the second floor. A corner lot allowing for lots of windows along the front and sides. The second floor has fully rented 3 bachelor suites plus 3 one bedroom suites. Lots of on and off street parking, directly behind the building, across the alley on city property and on street along the side and front of the building. Recent major upgrades: complete roof membrane redone, new heating system and the 2 commercial space improvements. One block to public library and walk to many surrounding restaurants, shops and parks. This is a great investment with good long term tenants and excellent income. This is a good holding property with 6.5% cap rate including management fees or 7.5% cap rate if self manage. (id:6289)

Built in 1963

Essential Information

Listing #	E4457584
Price	$1,499,900
Bathrooms	0.00
Square Footage	7,954

Acres	0.11
Year Built	1963
Type	Multi-family

Community Information

Address	10310 100 Av
Subdivision	Old Fort Saskatchewan
City	Fort Saskatchewan
Province	Alberta
Postal Code	T8L1Z1

Amenities

| Parking Spaces | 8 |

Listing Details

| Listing Office | Logic Realty |

Listing information last updated on October 15th, 2025 at 1:01pm MDT