

# \$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

Nestled in Fort Saskatchewan's Light Industrial Park, This condo offers unmatched convenience with proximity to key transportation hubs, including major highways, rail lines, and heavy industrial access. Its strategic location ensures easy access to clients, suppliers, and employees, making it ideal for manufacturing, distribution, storage, and more. Both lease and purchase options, providing businesses with the flexibility to choose the arrangement that best fits their needs. The concrete aprons on this entire condo complex have been upgraded to allow tractor trailer parking. The condo offers ample parking and has a large 24x100 rear secured storage lot. There is also a large enclosed bay in the condo that has so much potential for whatever future endeavors you have in mind. The condo has a nice show room and mezzanine that could be used as such or easily could be used as office space. There is a 3pc bathroom on the main floor as well as plenty of storage. The unit is air conditioned and move in ready!

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	10
Zoning	Zone 62

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Listing information last updated on April 4th, 2025 at 1:32pm MDT