

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

MLS® #E4452910

**\$609,900**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Light Industrial Park, Fort Saskatchewan, AB

Nestled in the heart of Fort Saskatchewan's Light Industrial Park, this industrial condo offers unmatched convenience with close proximity to major highways, rail lines, and heavy industrial access. Its prime location ensures seamless connectivity for clients, suppliers, and employees—making it an excellent choice for businesses in manufacturing, distribution, storage, and more. The unit boasts a spacious enclosed bay with endless potential to support a variety of business operations. A welcoming showroom and an upper mezzanine provide additional space for displays or offices. The main floor includes a 3-piece bathroom, reception area and a generous storage area. Enjoy exclusive use of the large 24'™x100'™ rear secured storage lot—ideal for equipment, materials, or vehicle storage. The entire condo complex features upgraded concrete bays, allowing for tractor-trailer parking. Ample on-site parking adds further convenience for staff and visitors. Clean, modern, and fully functional, this unit is ready for you

Built in 1998

### Essential Information

MLS® #	E4452910
Price	\$609,900



Bathrooms	0.00
Acres	0.00
Year Built	1998
Type	Industrial
Status	Active

### Community Information

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

### Exterior

Exterior	Concrete
Construction	Concrete

### Additional Information

Date Listed	August 14th, 2025
Days on Market	2
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 August 16th, 2025 at 1:47pm MDT