

# **\$1,499,900 - 10310 100 Avenue, Fort Saskatchewan**

MLS® #E4457584

**\$1,499,900**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

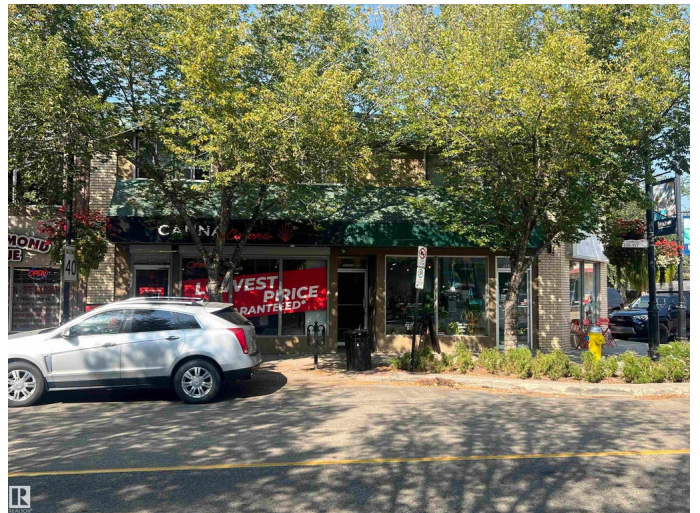
Old Fort Saskatchewan, Fort Saskatchewan,  
AB

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.

Built in 1963

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4457584    |
| Price  | \$1,499,900 |



|            |                         |
|------------|-------------------------|
| Bathrooms  | 0.00                    |
| Acres      | 0.00                    |
| Year Built | 1963                    |
| Type       | Multi-Family Commercial |
| Status     | Active                  |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 10310 100 Avenue      |
| Area        | Fort Saskatchewan     |
| Subdivision | Old Fort Saskatchewan |
| City        | Fort Saskatchewan     |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8L 1Z1               |

### Exterior

|              |                          |
|--------------|--------------------------|
| Exterior     | Block, Brick, Wood Frame |
| Construction | Block, Brick, Wood Frame |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 49                   |
| Zoning         | Zone 62              |

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Listing information last updated on October 31st, 2025 at 3:48pm MDT