

Courtesy Of Amanda M Crow Of MaxWell Riverside Realty

## \$609,900 - 11113c 83 Avenue, 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 Avenue      |
| 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 | 27                |
| Zoning         | Zone 62           |

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Listing information last updated on September 9th, 2025 at 9:47pm MDT