

FOR SALE/LEASE

MOTIVATED VENDOR



FORT SASKATCHEWAN CONDO

11113 83 Avenue,
Fort Saskatchewan, AB



Royce Johnson
Senior Associate
780 862 2995
royce.johnson@cwedmonton.com

Jack Norris
Associate
780 934 7110
jack.norris@cwedmonton.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedmonton.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. January 2026



PROPERTY HIGHLIGHTS

- Compacted gravel yard suitable for heavy truck access
- Meticulously maintained condo
- Upgraded buildout on main floor and second floor office
- Security system infrastructure included
- (1) 14'x16' grade loading
- Interior water connection and floor drain within warehouse

PROPERTY DETAILS

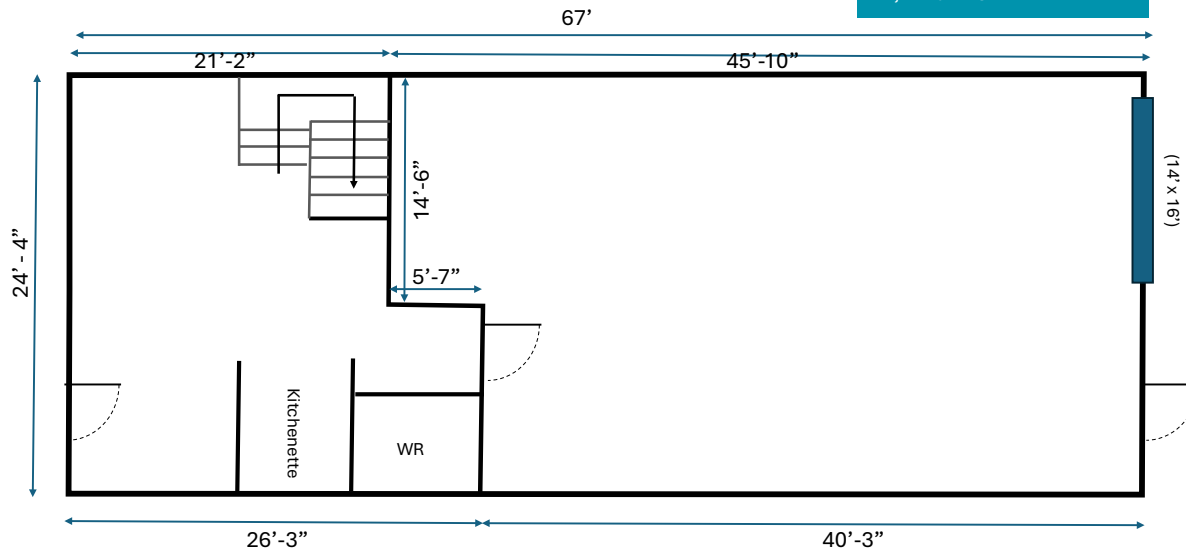
MUNICIPAL ADDRESS	11113 83 AVENUE, FORT SASKATCHEWAN, AB
LEGAL DESCRIPTION	PLAN 9925473, UNIT 3
PROPERTY TYPE	INDUSTRIAL CONDO
ZONING	M1 / IL
BUILDING AGE	1999
YARD	± 2,400 SF FENCED COMPOUND
SUMPS	DOUBLE PRECAST W/ TRENCH
CLEAR HEIGHT	26' TO DECK

BUILDING SIZE	± 575 SF - MAIN FLOOR ± 575 SF - SECOND FLOOR OFFICE ± 1,060 SF - WAREHOUSE ± 2,174 SF - TOTAL
POWER	TBC
BUILDING CONSTRUCTION	METAL FRAME
AVAILABILITY	IMMEDIATELY

SALE PRICE: MARKET (CONTACT AGENT)

LEASE RATE: MARKET

Measurements are not to scale and must be verified by a professional for accuracy



KEEP IN TOUCH



Royce Johnson
Senior Associate
780 862 2995
royce.johnson@cwedmonton.com

Jack Norris
Associate
780 934 7110
jack.norris@cwedmonton.com

**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedmonton.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price/rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. July 2026

