



## 9940 - 99 Avenue Fort Saskatchewan, Alberta

### Property Features

- Space available from 360 sq.ft.± up to 5,253 sq.ft.±
- Located in Fort Saskatchewan City Centre within the Alberta Industrial Heartland
- Parking on all four sides of building
- Pylon sign in parking lot
- Roof top gardens and perimeter deck
- Sprinklered
- Computerized security throughout building with all doors having "FOB" access permissions
- Fish pond and professional reception area in welcoming lobby
- Fitness center fully equipped with steam room, showers, and locker room
- Beautifully developed professional space



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For Lease  
Integrity Land  
Professional Building



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### Additional Information

LEGAL DESCRIPTION	Plan 9423693 Lot 17
SPACE AVAILABLE	Main floor: 2,726 sq.ft.± 1,655 sq.ft.± 875 sq.ft.± 3rd floor: 360 sq.ft.±
PARKING	67 surface and 2 garage parking stalls on-site
ZONING	C4 Commercial Central Business District
NET LEASE RATES	Main floor: \$16.00/sq.ft./annum Garage: \$9.00/sq.ft./annum 3rd floor: \$16.00/sq.ft./annum
OPERATING COSTS	\$9.75/sq.ft./annum (2018) Includes property taxes, common area maintenance, management fees and utilities (gas, water, power)



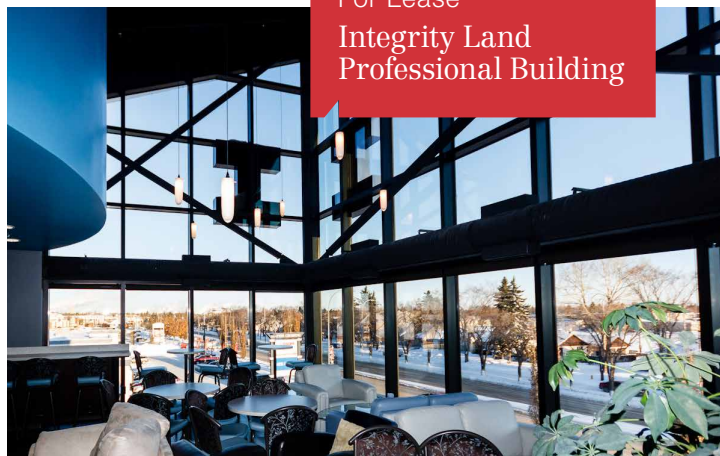
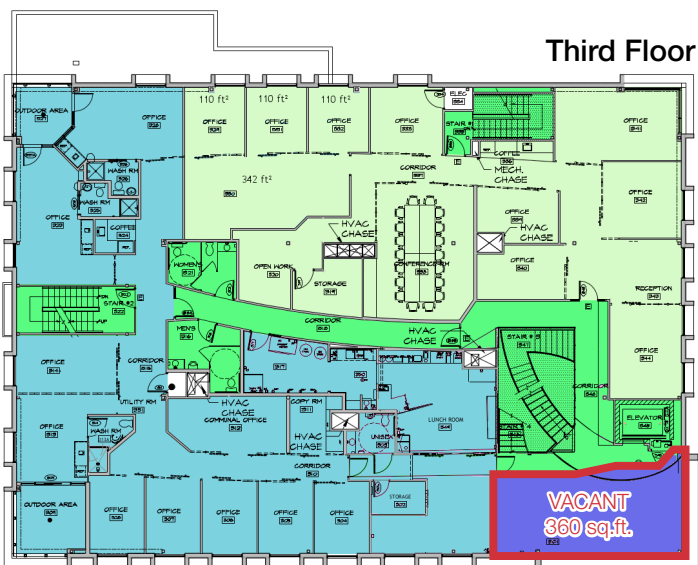
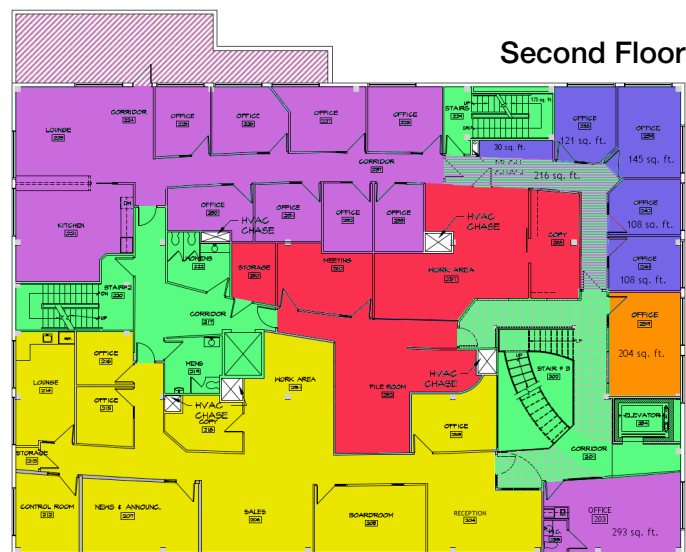
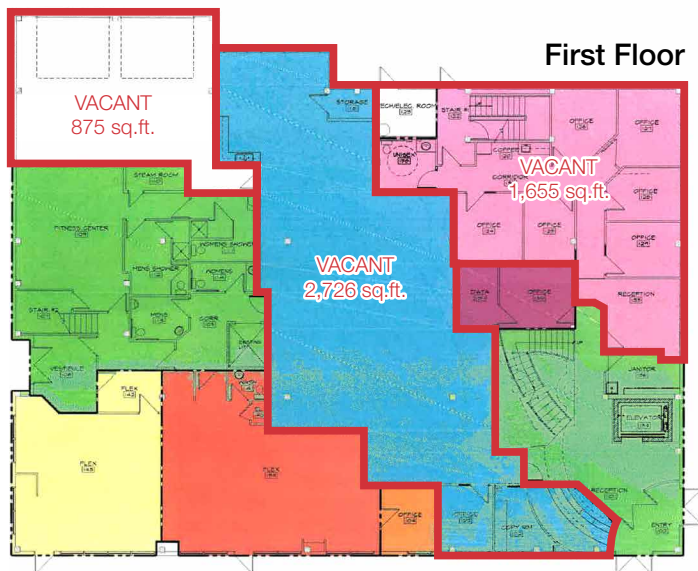
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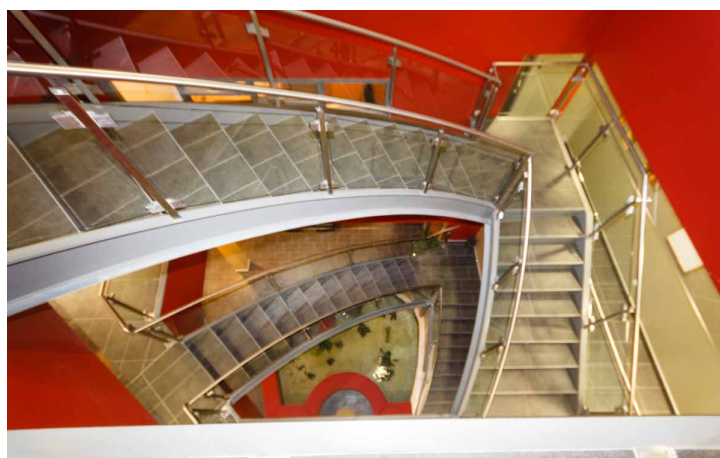
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NAI Commercial Real Estate Inc.





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