

# WELCOME TO

## 88 PORTAGE AVENUE

### \$300,000

6469

**DELLA FRASER**

WORK 867.669.2111

CELL 867.445.4010



**SPECIAL FEATURES /FURNISHINGS:** Lot Size 16553    Lot 817    Block    Plan 550    Taxes \$6,630.34

Large commercial RE-DEVELOPMENT property (16,553 sf) in the central commercial core of Fort Smith, located in close proximity to all major amenities. This is the previous location of the Field Store. Zoning is TC – Town Center which allows for a wide variety of commercial uses. The full basement has an 8” concrete floor, 10” concrete block walls although it is being sold as a tear down and “as is – where is”.

A Hazardous Building Materials Assessment is available to qualified buyers. Showings are available with notice.

Contact Della Fraser at 867-445-4010 for further details or to view.



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