COLDWELL BANKER
NORTHERN BESTSELLERS

# WELCOME TO
# 88 PORTAGE AVENUE
# $199,000

MLS MULTIPLE LISTING SERVICE
6469

DELLA FRASER
Cell 867.445.4010




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

**PRIME TOWN CENTRE REDEVELOPMENT OPPORTUNITY**

**16,553 SQ. FT. SITE IN THE HEART OF FORT SMITH**

Think beyond the existing building — **this is an opportunity to reimagine a substantial property in Fort Smith's central commercial core.**

Formerly the site of the well-known Field Store, this large **16,553 sq. ft. property** offers an established central location close to major amenities, businesses, services and the heart of the community.

Zoned **TC – Town Centre**, the property offers flexibility for a wide variety of commercial uses, making it an exciting option for an investor, developer or business looking for a significant footprint in a central location.

The value here is in the **redevelopment potential**. Consider the possibilities for a new commercial project, professional or service-based development, retail concept, or other use permitted under the Town Centre zoning.

The existing structure includes a full basement with an **8" concrete floor and 10" concrete block walls**; however, the property is being marketed primarily as a **redevelopment/tear-down opportunity** and is offered **"as is, where is."**

A **Hazardous Building Materials Assessment** is available to qualified buyers.

**16,553 sq. ft. of centrally located land. Flexible Town Centre zoning. A property ready for its next chapter.**

Bring your plans. Bring your vision. **Redevelop a piece of Fort Smith's commercial core.**

Showings available with notice.

**Contact Della Fraser at 867-445-4010 for further information or to arrange a viewing.**

Not intended to solicit properties currently listed for sale or buyers under contract. The trademarks REALTOR®, REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademark MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and indentify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Above information is from sources believed reliable but should not be relied upon without verification. NORTHERN BESTSELLERS assumes no responsibility for its accuracy.