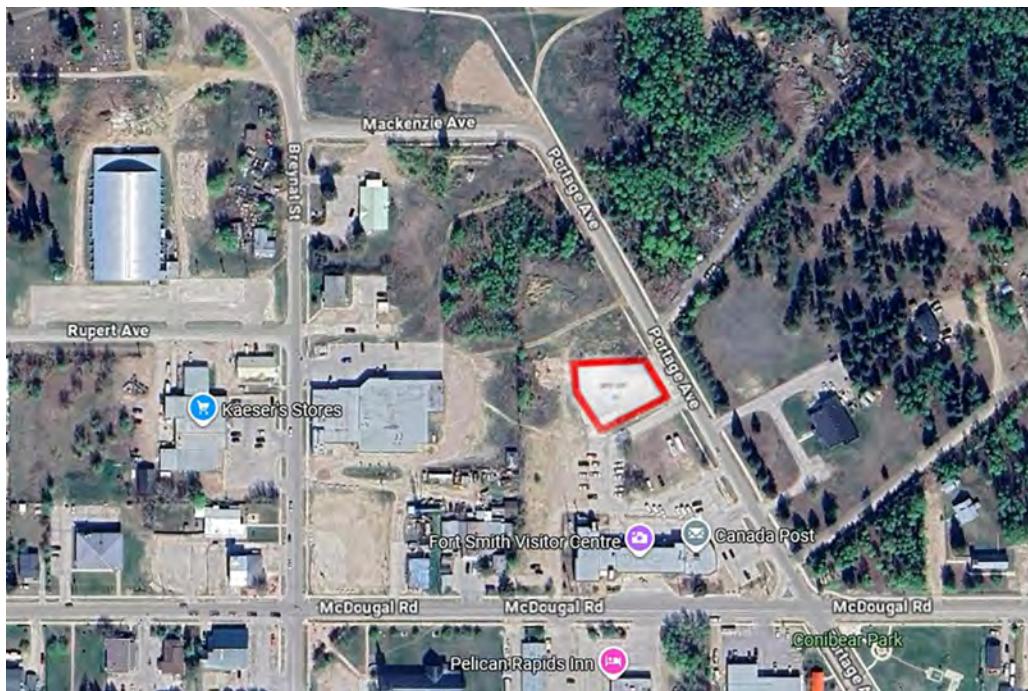


# WELCOME TO 88 PORTAGE AVENUE

**\$250,000**

**DELLA FRASER**

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.