

# FOR LEASE

## 2ND FLOOR OFFICE - TOWN CREST PLAZA

117 Town Crest Road, Fort Saskatchewan, AB



### HIGHLIGHTS

- 4 options that can also be combined as required
- 1 block from Hwy 21
- Walking distance to Dow Centennial Centre
- Developed or undeveloped spaces available
- Elevator

### CONTACT

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## PROPERTY DETAILS

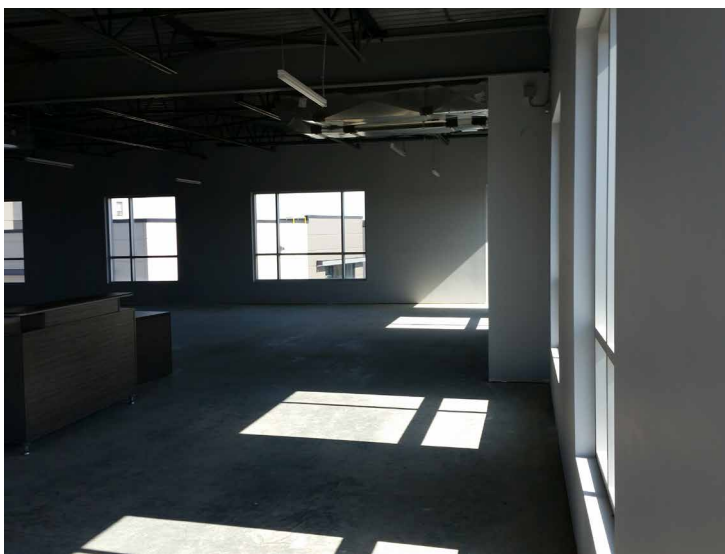
|                   |  |
|-------------------|--|
| ADDRESS           | 117 Town Crest Road,<br>Fort Saskatchewan AB                                     |
| LEGAL DESCRIPTION | Plan: 7722065; Block: 8; Lot: 2  |
| NEIGHBOURHOOD     | Southfort  |
| AREA              | 1,495 sq ft (+/-)<br>1,455 sq ft (+/-)<br>1,409 sq ft (+/-)<br>1,690 sq ft (+/-) |
| ZONING            | C3 – Commercial Shopping<br>Centre   |
| PARKING           | 59 stalls for the complex  |
| POSSESSION        | Immediate  |

## FINANCIALS

|                 |                               |
|-----------------|-------------------------------|
| LEASE RATE      | \$13.00/sq ft                 |
| OPERATING COSTS | \$8.40/sq ft (Estimated 2019) |
| UTILITIES       | Tenant's Responsibility       |

## ADDITIONAL INFO

- Main Floor Tenants: Insurance, Registry and Dental
- 1 block from Hwy 21
- Walking distance to Dow Centennial Centre
- Units can be combined
- Large windows
- Elevator

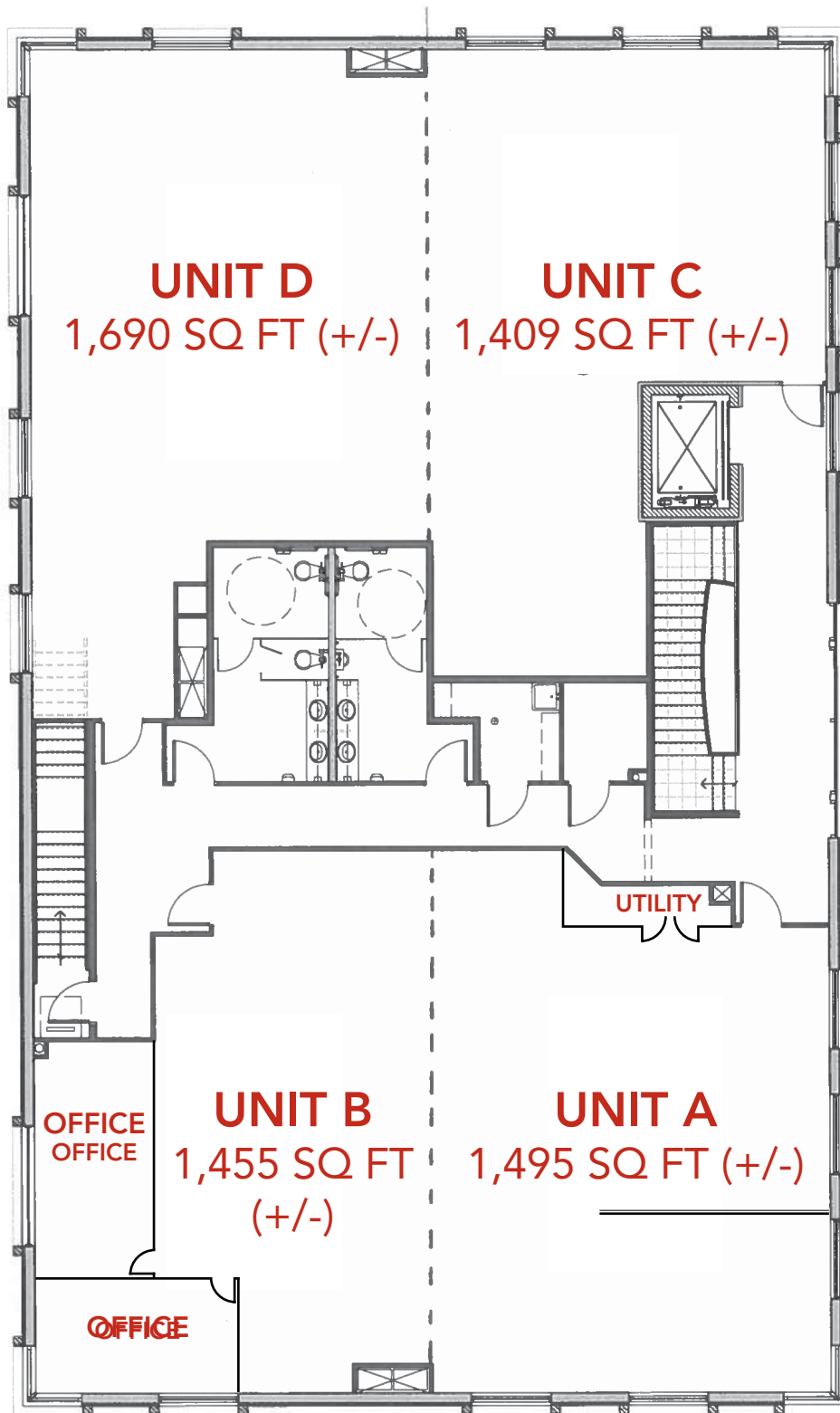


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# FLOOR PLAN

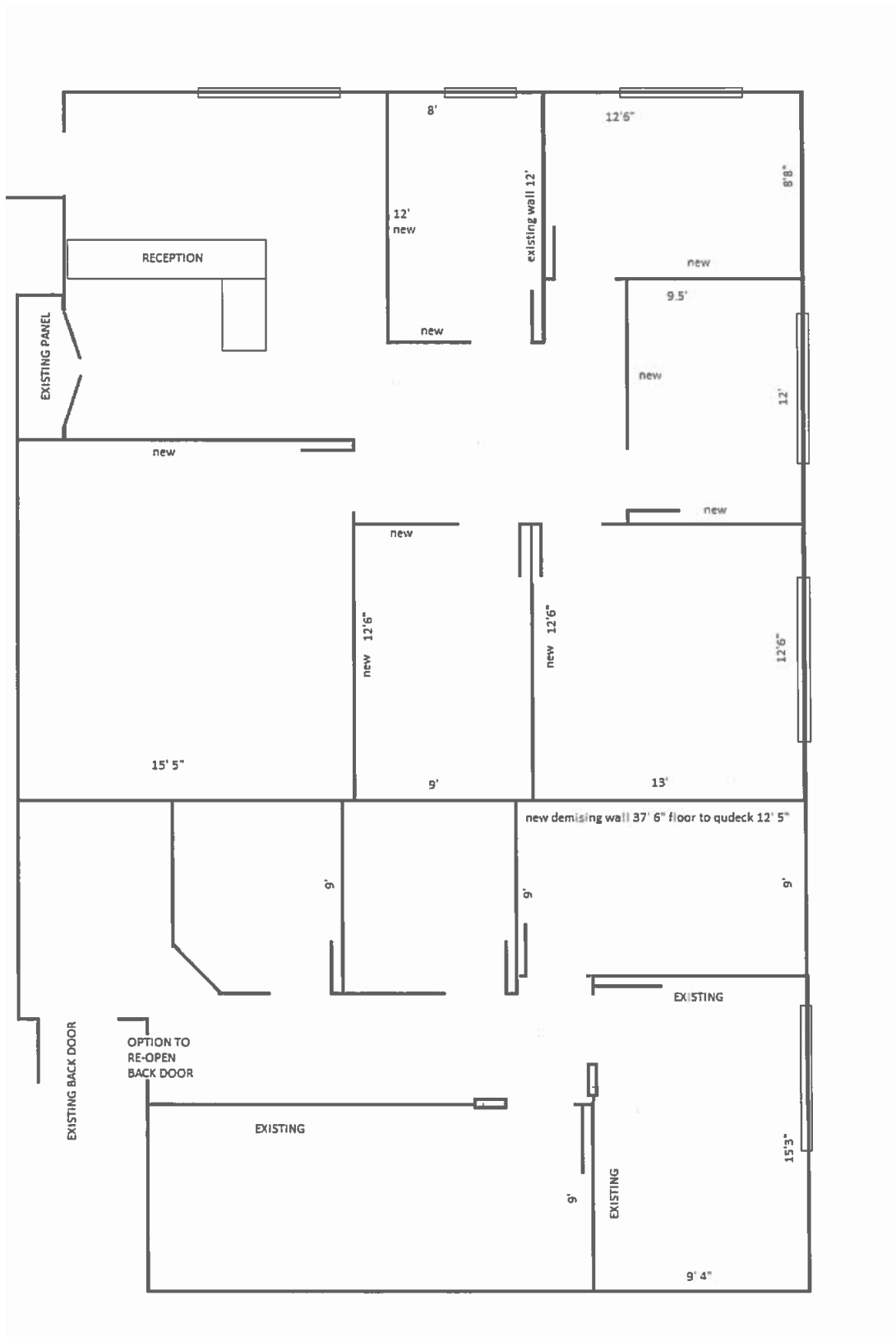


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# SAMPLE FLOOR PLAN FOR UNITS A & B



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## 6.11.2(A) - C3 PERMITTED USES:

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- (Deleted) <sup>2</sup>
- Business Support Service
- Child Care Facility
- Commercial School
- Community Service Facility
- (Deleted) <sup>3</sup>
- Eating and Drinking Establishment
- Eating and Drinking Establishment (limited)
- Emergency Response Service
- Government Service
- Health Service
- (Deleted) <sup>4</sup>
- Indoor Entertainment Facility
- (Deleted) <sup>5</sup>
- Outdoor Entertainment Facility
- (Deleted) <sup>6</sup>
- Parking Facility
- Pawn Shop
- Personal Service
- Pet Care Service\*
- Professional, Financial, and Office Service
- Recycling Drop-off
- Retail Store (convenience)
- Retail Store (general)
- (Deleted) <sup>7</sup>
- Seasonal Garden Centre
- Sign, Channel Letter <sup>8</sup>
- Sign, Fascia
- Sign, Freestanding
- Sign, Identification
- Sign, Inflatable
- Sign, Portable
- Sign, Projecting
- Sign, Roof
- (Deleted) <sup>9</sup>
- (Deleted) <sup>10</sup>
- (Deleted) <sup>11</sup>
- (Deleted) <sup>12</sup>
- (Deleted) <sup>13</sup>
- Veterinarian Clinic
- Accessory development to any use listed in subsection 6.11.2(a) <sup>14</sup>

## 6.11.2(B) - C3 DISCRETIONARY USES:

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- Casino
- Communication Tower
- Communication Tower (limited)
- Custom manufacturing establishment
- Drive Through Service <sup>1</sup>
- Eating and Drinking Establishment (outdoor)
- Electronic Message Sign
- Funeral Home
- Greenhouse
- Hotel <sup>2</sup>
- Indoor Recreation Facility <sup>3</sup>
- Kennel\*
- Late Night Club - Motel <sup>4</sup>
- Outdoor Recreation Facility <sup>5</sup>
- Place of Worship
- Retail Store (liquor) <sup>6</sup>
- Service Station <sup>7</sup>
- Service Station (limited) <sup>8</sup>
- Vehicle Repair Facility
- Vehicle Repair Facility (limited) <sup>9</sup>
- Vehicle Sales, Leasing and Rental Facility
- Vehicle Sales, Leasing and Rental Facility (limited)
- Vehicle Wash <sup>11</sup>
- Warehouse Sales
- (Deleted) <sup>12</sup>
- Accessory development to any use listed in subsection 6.11.2(b) <sup>13</sup>



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## PROPERTY LOCATION

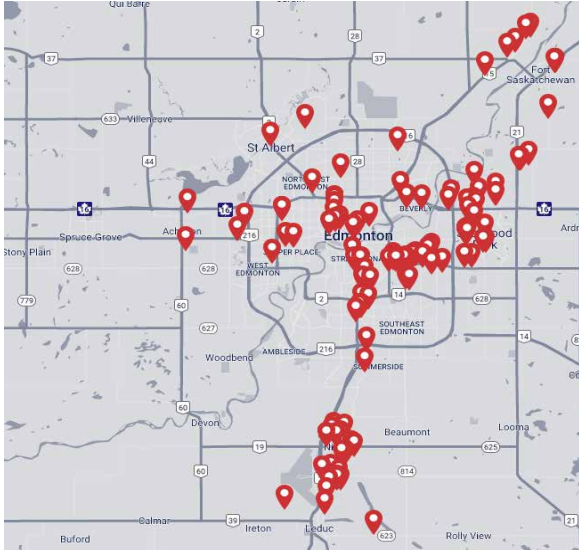


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# ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 17 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly



## MARCUS SCHWABE, Associate, BSc. BEd.

Royal Park Realty Associate, Marcus Schwabe, offers expertise in the sale and leasing of retail, office, multi-family and industrial properties within the greater Edmonton area and throughout Alberta.

Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer-centric service. Marcus' previous background in management, education, home building, and healthcare represents a vast network of contacts across an array of sectors, and lends him the expertise to help turn your lease, purchase or sale into a positive business decision.

In early 2019, Marcus was honoured to receive the 2018 Power Broker Award from CoStar Group for closing the highest overall transaction volume for office leasing in the Edmonton market.

Marcus has lived in the Edmonton area for more than 45 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, is a member of the Strathcona County Community Living Advisory Committee, Social Framework Committee, Initiatives Committee and is a past member of the Strathcona County Seniors Advisory Committee. He and his wife have been married for over 30 years have three children and a dog.



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