

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

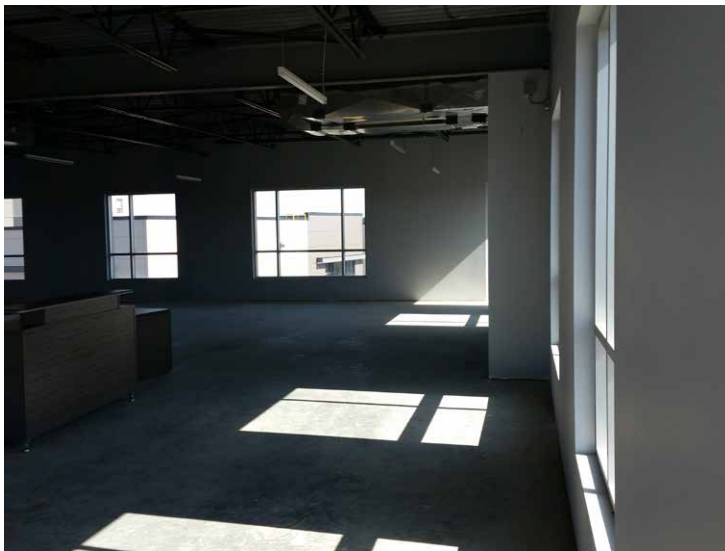
ADDRESS	117 Town Crest Road Fort Saskatchewan AB
LEGAL DESCRIPTION	Plan 7722065 Block 8 Lot 2
NEIGHBOURHOOD	Southfort
AREA	1,495 sq ft (+/-) 1,455 sq ft (+/-) 1,409 sq ft (+/-) 1,690 sq ft (+/-)
ZONING	C3 – Commercial Shopping Centre
PARKING	59 stalls for the complex
POSSESSION	Immediate

FINANCIALS

LEASE RATE	\$13.00/sq ft
OPERATING COSTS	\$9.40/sq ft (Estimated 2018)
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

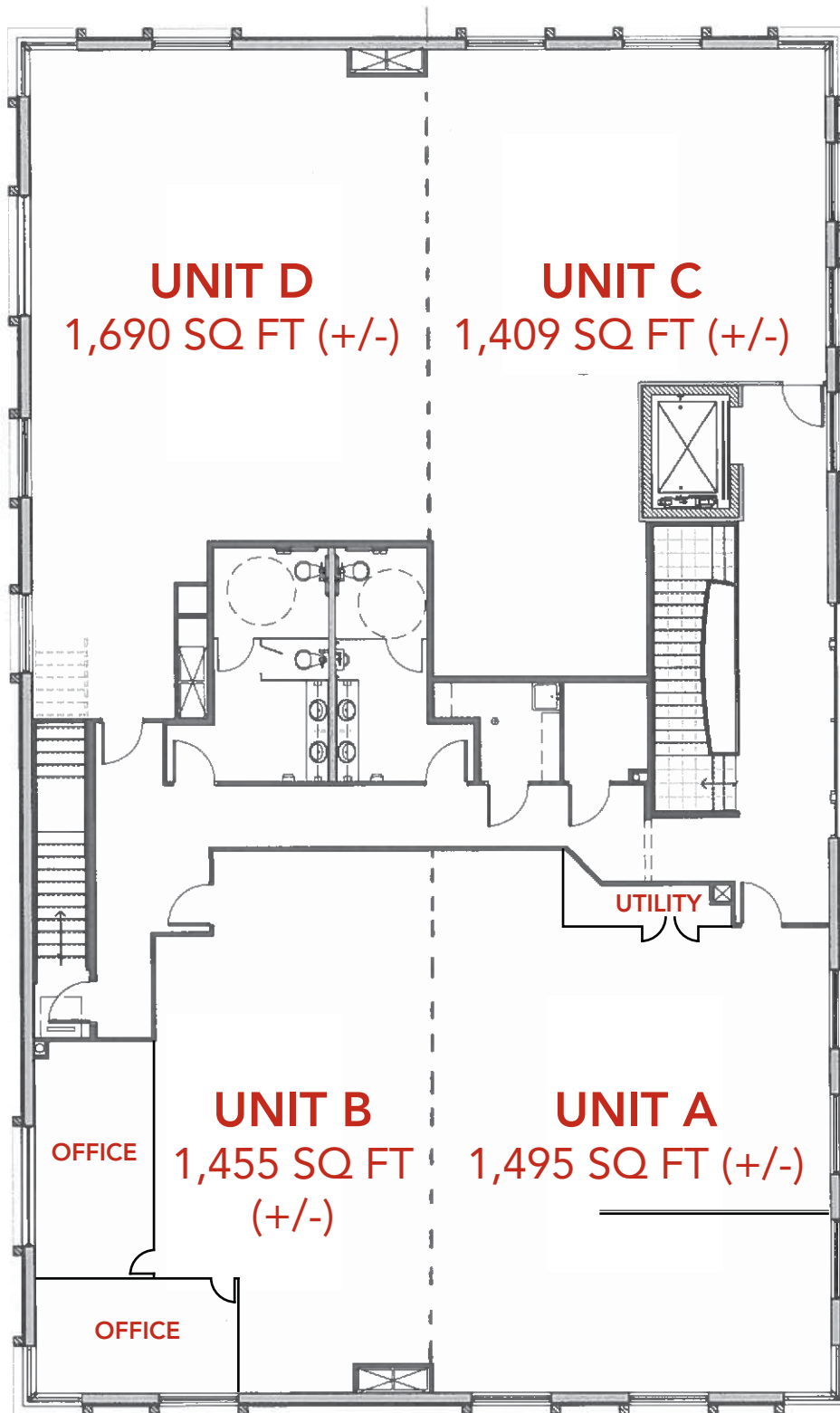


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FLOOR PLAN



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6.11.2(A) - C3 PERMITTED USES:

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

6.11.2(B) - C3 DISCRETIONARY USES:

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



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PROPERTY LOCATION



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