

FOR LEASE/SALE

INDUSTRIAL OFFICE AND WAREHOUSE BAY

11129 - 83 Avenue, Fort Saskatchewan, AB



HIGHLIGHTS

- Industrial office and warehouse bay in Fort Saskatchewan
- Bay #101 (1,200 sq ft +/-) and #117 (7,700 sq ft +/-)
- Partially fenced and gated compound
- (1) 14' x 16' OH grade door and (1) 12' x 14' OH grade door with dual compartment sumps
- Well maintained property with ample parking and can accommodate a variety of uses
- Located in Eastgate Business Park with easy access to major industrial industries and developments

CONTACTS

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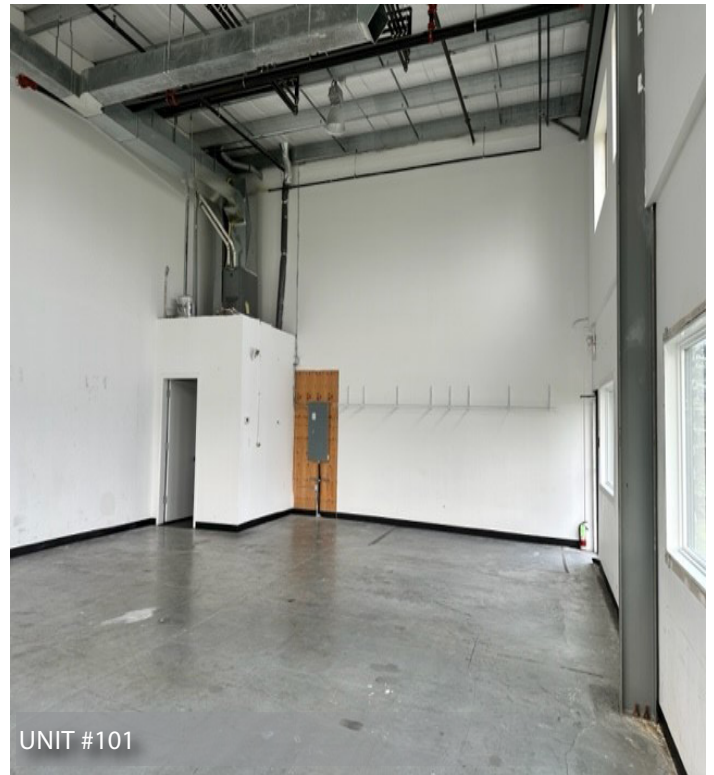
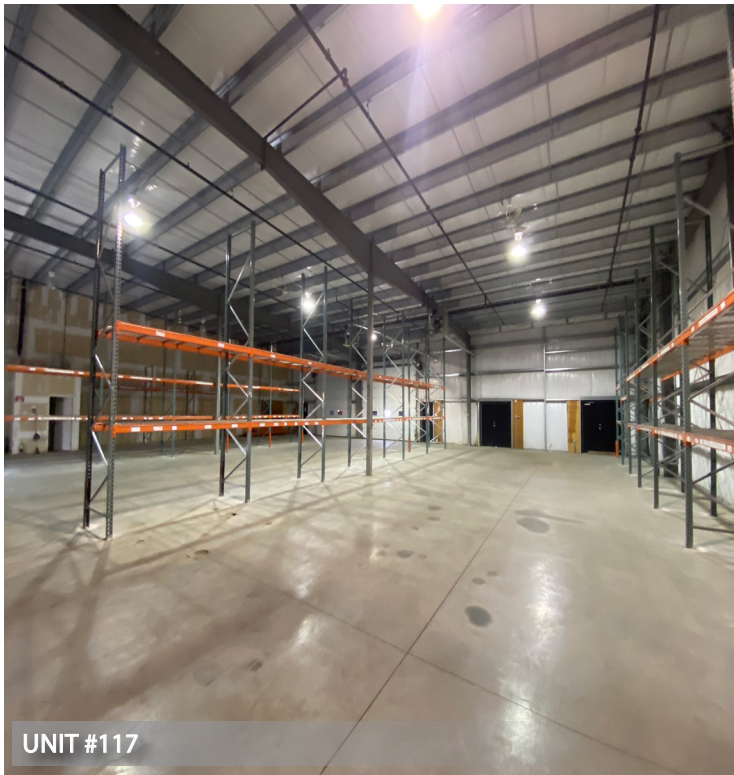
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PROPERTY DETAILS

MUNICIPAL ADDRESS	#117, 11129 83 Avenue, Fort Saskatchewan, AB
LEGAL DESCRIPTION	Condo Plan: 0827642; Unit: 9
NEIGHBOURHOOD	Eastgate Business Park
ZONING	IL (Light Industrial)
AVAILABLE	#101: 1,200 sq ft (+/-) #117: 7,700 sq ft (+/-)
PARKING	Ample
SIGNAGE OPTIONS	Yes
LOADING	(1) 14' x 16' grade (auto) (1) 14' x 12' grade (auto)
POWER	225/240V (3 phase) TBC
SUMPS	(2) Double compartment
LIGHTING	Metal Halide

FINANCIALS

SALE PRICE	Contact agent for price
TAXES	Unit #101: TBC (2023) Unit #117: \$9,652.62/yr (2023)
LEASE RATE	Market
OP COSTS	Landlord pays condo fees and taxes associated with the property



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AERIAL



ABOUT THE AREA

Join neighbours such as:

- Twobros Equipment Services
- Fort Saskatchewan UFA
- Sherritt Technologies
- Burnco Rock Products
- Deerland Equipment



- 20 MINS TO SHERWOOD PARK
- 35 MINS TO EDMONTON CENTRE
- 35 MINS TO ACHESON
- 45 MINS TO EIA

NEIGHBOURHOOD MAP

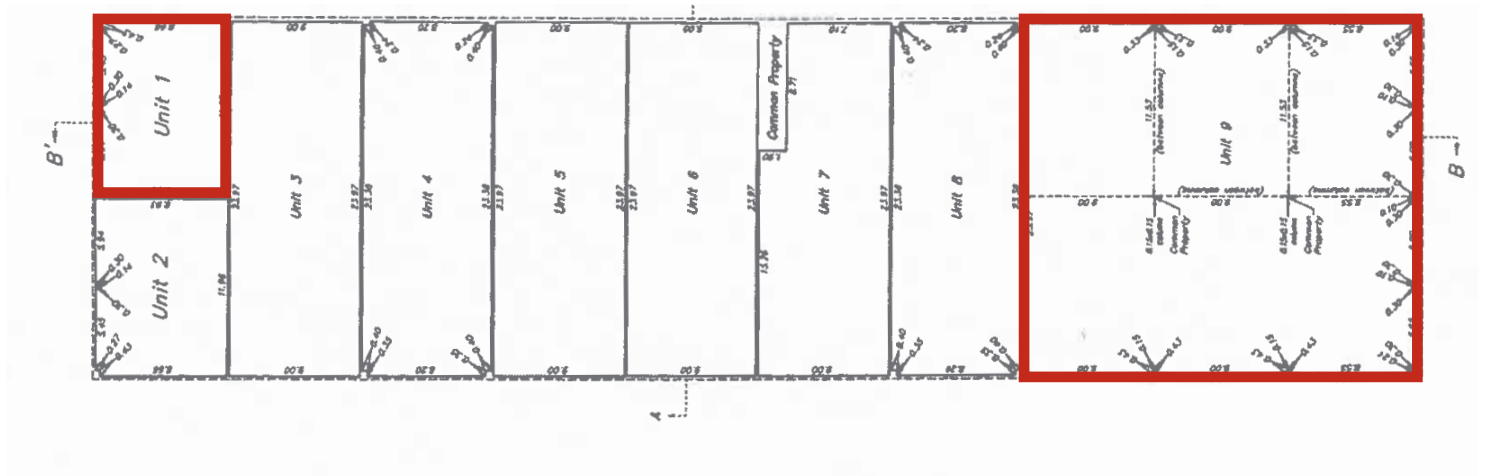


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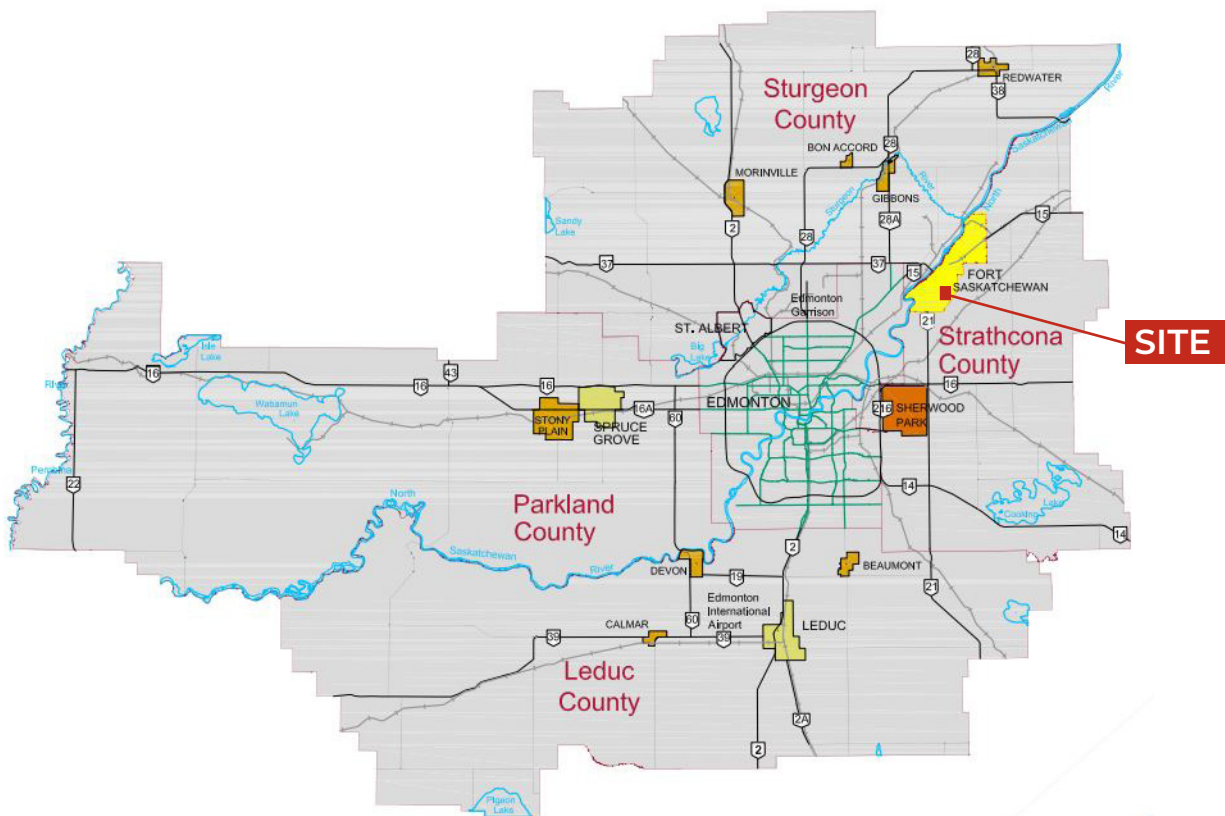
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FLOOR PLAN



REGIONAL MAP



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IL ZONING

To provide for light industrial uses that do not adversely affect adjacent land uses or cause any external, objectionable or dangerous conditions outside of any building on the light industrial site. This district is also intended to provide for offices, research and development activities, and specialized light industrial and manufacturing establishments.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none">- Breweries, Wineries, and Distilleries- Bulk Fuel Depot- Business Support Service- Cannabis Production & Distribution Facility- Contractor Service- Custom Manufacturing Establishment- Emergency Response Service- General Industrial Use- Greenhouse- Kennel- Pet Care Service- Professional, Financial & Office Service- Recycling Depot- Recycling Drop-off- Research and Development Facility- Service Station- Service Station (Limited)- Sign, Billboard- Sign, Freestanding (Limited)- Sign, Portable- Sign, Portable (Limited)- Sign, Projecting- Sign, Roof- Storage Facility- Surveillance Suite- Vehicle and equipment storage- Vehicle Repair Facility- Vehicle Repair Facility (Limited)- Vehicle sales, leasing and rental facility- Vehicle sales, leasing and rental facility (Limited)- Vehicle Wash- Veterinary Clinic- Warehouse Distribution and Storage- Warehouse Sales	<ul style="list-style-type: none">- Commercial School- Community Service Facility- Eating and Drinking Establishment- Entertainment Facility, Indoor- Entertainment Facility, Outdoor- Health Service- Outdoor Storage- Outdoor Storage Facility- Recreation Facility, Indoor- Recreation Facility, Indoor (Restricted)- Recreation Facility, Outdoor- Retail Store (General)- Renewable Energy Device- Renewable Energy Device (Limited)



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CITY OF FORT SASKATCHEWAN DEMOGRAPHICS



CITY OF FORT SASKATCHEWAN

- 4th fastest growing municipality in Alberta
- 1.5 million sq ft of retail
- Closest municipality to the major employment area of Alberta's Industrial Heartland
- Many real estate options
- Underserved in full-service restaurants, clothing and footwear categories



HOUSING

AVERAGE PRICE OF
A SINGLE FAMILY
DWELLING

\$426,280

AVERAGE PRICE OF
A CONDOMINIUM
UNIT

\$244,540

POPULATION & INCOME



26,721

City of Fort Saskatchewan



\$500,000,000

Trade Area Spending



35

Median Age



\$134,000

Average Household Income

POPULATION GROWTH



- Growth averaging 4.6% over the last 10 years
- Growing young, affluent family population

WHAT'S IN FORT SASKATCHEWAN?



EDUCATION

K-12 schools

- 6 Elementary Schools
- 3 Junior High Schools
- 3 High Schools

Post-Secondary Schools

- University of Alberta (36 km)
- Northern Alberta Institute of Technology (30 km)
- MacEwan University (33 km)



HEALTH SERVICES

Fort Saskatchewan Community Hospital

Acute care facility, providing 24 hour emergency services as well as a wide range of inpatient and outpatient surgical services, including cataract and general surgery.

Other Health Services

- 8 medical clinics
- 2 Walk in Clinics
- 13 Dentist Offices
- 4 Optometrist Centres
- 4 Chiropractor Clinics
- 1 Nursing Home
- 1 Seniors Lodge
- 2 Seniors Apartments



COMMUNITY

Outdoor Recreation Facilities

- Boat Launch
- Campground
- Ball Parks
- Dog Park

Places To Visit And See

- Indoor Recreation Complex
- Theatre
- Library
- Bowling Alley
- Pool

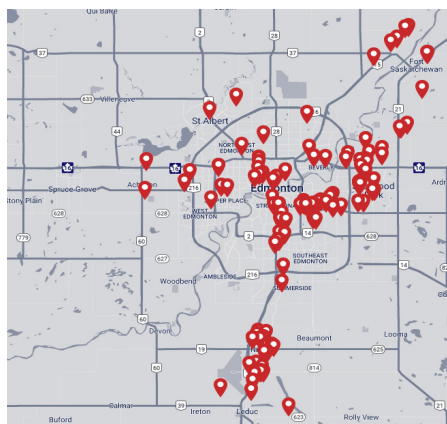


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ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 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

BIOS



Tyler Weiman joined the firm in 2017, after a successful 14-year professional hockey career which saw him have extended travels in North America, Europe and Asia. His high level of professionalism, dedication to excellence and attention to detail is top priority to his clients while helping them achieve their business goals.

As a partner of Royal Park Realty, he brings knowledge, enthusiasm and a desire to attain the best results for property owners and users. Tyler works to be a valuable asset to his clients by understanding their needs and developing long lasting relationships.

Tyler specializes in leasing and the sale or purchase of commercial and industrial properties consisting of owner/user & multi-tenant industrial buildings, expansions, build to suit, relocations, land acquisitions and development of industry property.

Tyler enjoys giving back to the community and continues to be involved in various charitable organizations. He and his wife are raising their four children in the Edmonton area.



Joel Wolski moved to Edmonton in 1970 from Saskatchewan. He graduated from Northern Alberta Institute of Technology with multiple diplomas and continued his education at the University of Alberta. Joel later obtained his Commercial Pilot License. Joel began in the Automotive Service Industry where he owned and operated three auto service centres and was later a partner in an automobile dealership. After a brief stint in the aviation industry, Joel joined Royal Park Realty in 2004 and became a director in 2010.

Joel's strong business background enables him to provide top quality service, ensuring his clients get the most out of their real estate transaction. He is a top performer with Royal Park Realty, working with many local, national and international clients.

Joel spends his time off with his wife and two daughters enjoying many activities, from skiing in the winter to water-skiing in the summer.



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