

FOR SALE

MULTI-FAMILY & COMMERCIAL DEVELOPMENT OPPORTUNITY

9101 & 9201 Wilshire Blvd, Fort Saskatchewan, AB



HIGHLIGHTS

- 1.33 ac ± & 2.22 ac ± development parcels
- Commercial & multi-family development potential
- Full municipal services to the property line
- Neighbouring retailers include McDonald's, CORE Wellness, Heartland Fort Veterinary Hospital, BodyTX Massage & Acupuncture, Moose Liquor, River's Edge Orthodontics, Smart Learners Daycare & OSC & more!
- Prime location adjacent to McDonald's & major retailers
- Excellent Highway 21 access & visibility

TYLER WEIMAN, SIOR

Partner, Associate

C 780.995.0028

tyler@royalparkrealty.com

JOANNA LEWIS

Senior Transaction Manager

D 780.423.7580

joanna@royalparkrealty.com



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

Neighbourhood | 9101 & 9201 Wilshire Blvd, Fort Saskatchewan, AB



Heartland Fort
Veterinary Hospital
CORE Wellness
BodyTX Massage &
Acupuncture
Moose Liquor
River's Edge
Orthodontics
Smart Learners
Daycare & O&C

Join Neighbours Such As:

- McDonalds
- Heartland Ford
- Tim Hortons
- Esso
- Southfort Car Wash
- A & W
- Petro-Canada

VEHICLES PER DAY

- HWY 16 -> 36,752
- HWY 216 -> 76,247
- HWY 21 -> 21,470
- HWY 15/21 -> 19,200



Property Details & Financials

MUNICIPAL ADDRESS	9101 & 9201 Wilshire Blvd, Fort Saskatchewan, AB
LEGAL DESCRIPTION	Plan: 1522840; Block: 37; Lot: 1 Plan: 1522840; Block: 37; Lot: 2
NEIGHBOURHOOD	Westpark
ZONING	C2 (Commercial Retail & Service District)
PROPOSED ZONING	CND (Conventional Neighbourhood District)
SITE AREA	1.33 Acres ± 2.22 Acres ±
SALE PRICE	\$1,095,000.00/acre
PROPERTY TAXES (2026)	\$15,541.19/annum (1.33 ac ±) \$25,940.93/annum (2.22 ac ±)
POSSESSION	Negotiable



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

Aerial | 9101 & 9201 Wilshire Blvd, Fort Saskatchewan, AB



CND Zoning | Conventional Neighbourhood District

PERMITTED USES

- Apartments
- Stacked Townhousing
- Townhousing
- Commercial Block
- Mixed-Use Building
- Storefront
- Indoor Assembly

DISCRETIONARY USES

- Assisted Living Facility
- Boarding House
- Continuing Care Home
- Duplex
- Stacked Duplex
- Inn
- Public Service Building

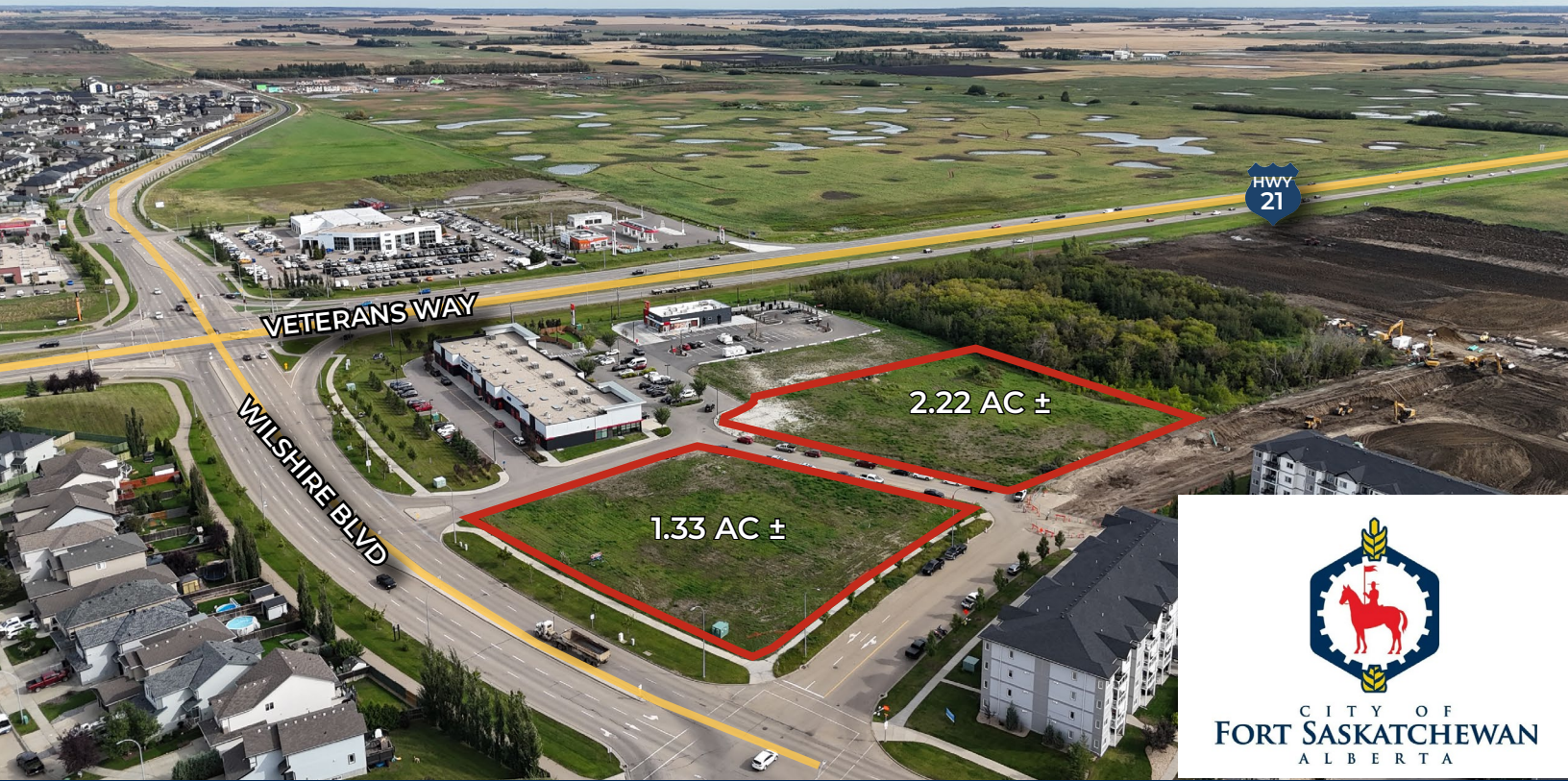


ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

For Sale | 9101 & 9201 Wilshire Blvd, Fort Saskatchewan, AB

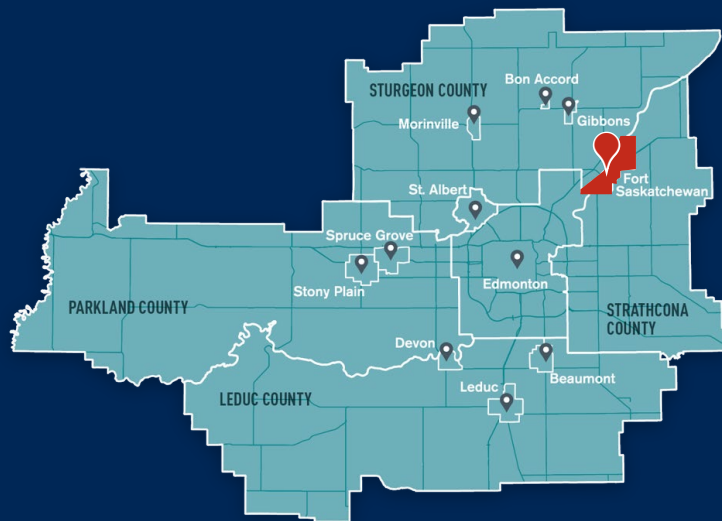


Development Opportunities:

- Higher-density residential
- Townhouses
- Apartments
- Mixed-use development
- Neighbourhood level commercial/community services



- 20 MINS TO EDMONTON
- 15 MINS TO SHERWOOD PARK
- 40 MINS TO NISKU/LEDUC
- 40 MINS TO EDMONTON INT'L AIRPORT



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

Property Location | 9101 & 9201 Wilshire Blvd, Fort Saskatchewan, AB



30,575
POPULATION



\$1.2 BILLION ANNUALLY
TRADE AREA SPENDING



34.4
MEDIAN
AGE



\$139,360 AVERAGE
HOUSEHOLD INCOME



\$439,000 AVERAGE
PRICE OF A SINGLE
FAMILY DWELLING



\$217,000 AVERAGE
PRICE OF A
CONDOMINIUM UNIT



TYLER WEIMAN, SIOR

Partner, Associate

C 780.995.0028

tyler@royalparkrealty.com



JOANNA LEWIS

Senior Transaction Manager

T 780.423.7580

joanna@royalparkrealty.com



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com