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

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ROYAL PARK REALTY™

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4
royalparkrealty.com

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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 & Osc

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	**Contact Agent**
PROPERTY TAXES (2026)	$15,541.19/annum (1.33 ac ±) $25,940.93/annum (2.22 ac ±)
POSSESSION	Negotiable

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



CND Zoning | Conventional Neighbourhood District

PERMITTED USES	DISCRETIONARY USES
• Apartments • Stacked Townhousing • Townhousing • Commercial Block • Mixed-Use Building • Storefront • Indoor Assembly	• Assisted Living Facility • Boarding House • Continuing Care Home • Duplex • Stacked Duplex • Inn • Public Service Building

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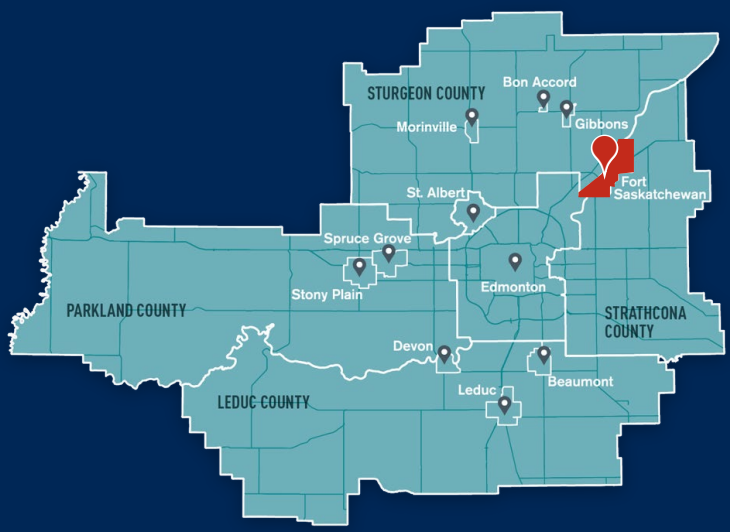
For Sale | 9101 & 9201 Wilshire Blvd, Fort Saskatchewan, AB



CITY OF FORT SASKATCHEWAN ALBERTA

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

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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



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