

FOR SALE

FORT SASKATCHEWAN COMMERCIAL LANDS

9101 & 9201 Wilshire Blvd, Fort Saskatchewan, AB



HIGHLIGHTS

- Prime commercial development parcels available
- 1.33 acres ± and 2.22 acres ±
- Adjacent to McDonald's (under construction)
- Surrounded by established retailers and services (Heartland Fort Veterinary Hospital, Moose Liquor, Rivers Edge Orthodontics and Smart Learners Daycare & OSC)
- Excellent exposure & quick access to Highway 21

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Neighbourhood



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



Information & 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)
SITE AREA	1.33 Acres ± 2.22 Acres ±
SALE PRICE	\$1,095,000.00/acre
PROPERTY TAXES (2025)	\$14,306.44/annum (1.33 ac ±) \$23,878.88/annum (2.22 ac ±)
POSSESSION	Negotiable



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Property Location



C2 Zoning - Commercial Retail and Service District

PERMITTED USES

- Business Support Service
- Child Care Facility
- Commercial School
- Community Service Facility
- Eating and Drinking Establishment
- Emergency Response Service
- Entertainment Facility, Indoor
- Entertainment Facility, Outdoor
- Government Service
- Health Service
- Parking Facility
- Pawn Shop
- Personal Service
- Pet Care Service
- Professional, Financial, and Office Service
- Retail Store (Convenience)
- Retail Store (General)
- Seasonal Garden Centre
- Sign, Billboard (Limited)
- Sign, Fascia
- Sign, Fascia (Limited)
- Sign, Freestanding
- Sign, Freestanding (Limited)
- Sign, Inflatable
- Sign, Portable
- Sign, Portable (Limited)
- Sign, Projecting
- Sign, Roof
- Veterinary Clinic

DISCRETIONARY USES

- Breweries, Wineries, and Distilleries
- Casino
- Custom Manufacturing Establishment
- Funeral Home
- Greenhouse
- Hotel
- Kennel
- Late Night Club Motel
- Place of Worship
- Recreation Facility, Indoor
- Recreation Facility, Outdoor
- Recycling Drop-off
- Retail Store (Cannabis)
- Retail Store (Liquor)
- Service Station
- Service Station (Limited)
- Sign, Electronic Message
- Vehicle Repair Facility
- Vehicle Repair Facility (Limited)
- Vehicle Sales, leasing, and rental facility Vehicle Sales, leasing, and rental facility (Limited)
- Vehicle Wash
- Warehouse Sales



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City of Fort Saskatchewan Demographics

POPULATION & INCOME



29,857

City of Fort Saskatchewan



\$1.2 BILLION

Annually

(Trade Area Spending)



34.4

Median Age



\$134,000

Average Household Income

HOUSING



Average Price Of A Single Family Dwelling

\$360,746

Average Price Of A Condominium Unit

\$244,540

POPULATION GROWTH



- 9.1% projected growth (2022 - 2027)
- 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 | • 4 Chiropractor Clinics |
| • 2 Walk in Clinics | • 1 Nursing Home |
| • 13 Dentist Offices | • 1 Seniors Lodge |
| • 4 Optometrist Centres | • 2 Seniors Apartments |



COMMUNITY

Outdoor Recreation Facilities

- Boat Launch
- Campground
- Ball Parks
- Dog Park

Places To Visit

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



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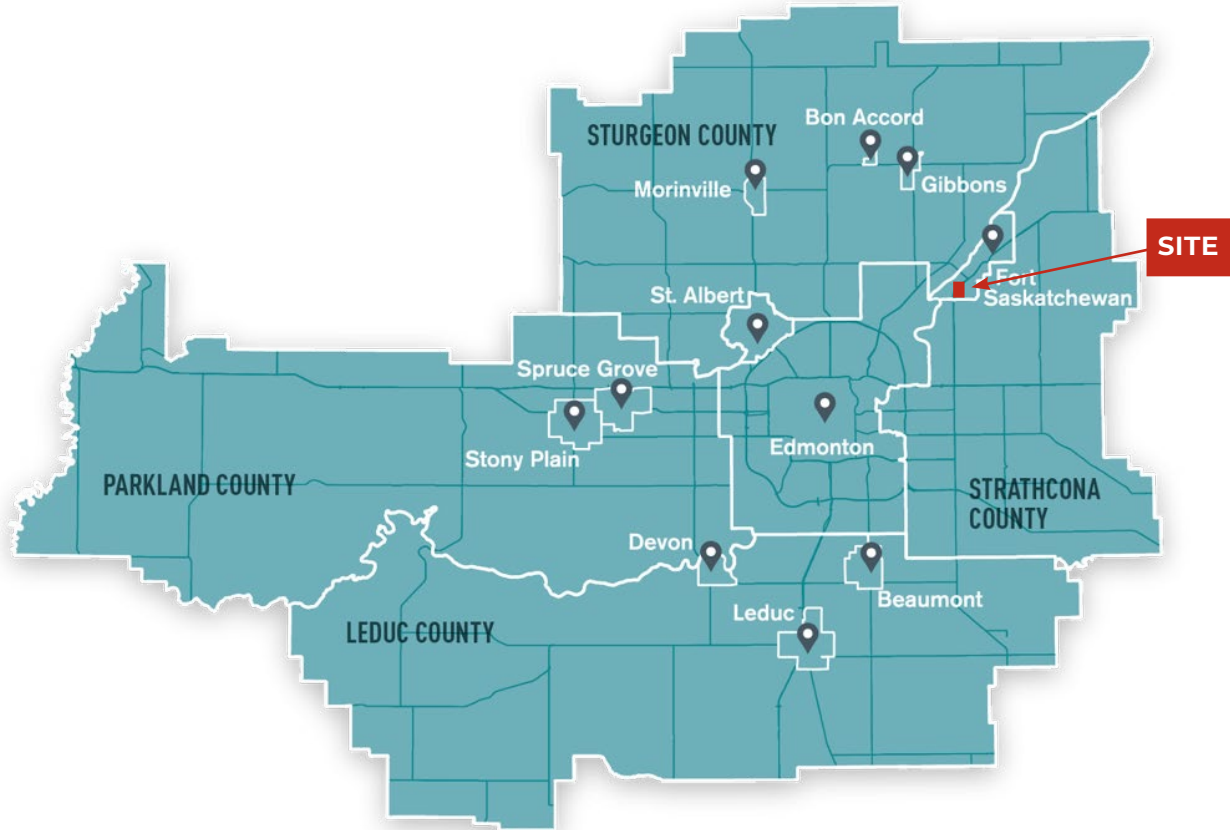
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Regional Map



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



CITY OF
FORT SASKATCHEWAN

- *4th fastest growing municipality in Alberta*
- *1.5 million sq ft of retail space*
- *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*



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- 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

Tyler Weiman, SIOR | Partner, Associate

In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.



As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties.

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.

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