

FOR SALE

MULTI-FAMILY DEVELOPMENT LAND IN FORT SASKATCHEWAN 8520 94 Street, Fort Saskatchewan, AB



HIGHLIGHTS

- Multi-family development parcel for sale in Fort Saskatchewan
- 3.43 acre \pm site to be subdivided (6.3 acres \pm gross site)
- Strategically located in the family friendly community of SouthPointe
- Adjacent to Fort Saskatchewan Community Hospital
- Zoned RML (Low Density Multiple Residential) which allows for housing types including duplexes, townhomes and low rise apartment buildings
- Close proximity to major shopping centre, recreational facilities and several parks/greenspaces

CONTACT

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tyler@royalparkrealty.com

CO-LISTING

Lowe & Co. ReMax Real Estate
Tom Lowe
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tom@loweandco.ca



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REALTY™**

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

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PROPERTY DETAILS

MUNICIPAL ADDRESS	8520 94 Street, Fort Saskatchewan, AB
LEGAL DESCRIPTION	Condominium Plan: 1621606; Unit: C
NEIGHBOURHOOD	SouthPointe
ZONING	RML (Low Density Multiple Residential District)
SITE SIZE	3.43 acres ±
POSSESSION	Negotiable

FINANCIALS

SALE PRICE	\$850,000/acre
PROPERTY TAXES	\$26,719.36/annum (2023)

ABOUT THE AREA

Join neighbours such as:

- Fort Saskatchewan Community Hospital
- Pet Valu
- Staples
- Safeway
- Scotiabank
- Edo Japan

NEIGHBOURHOOD

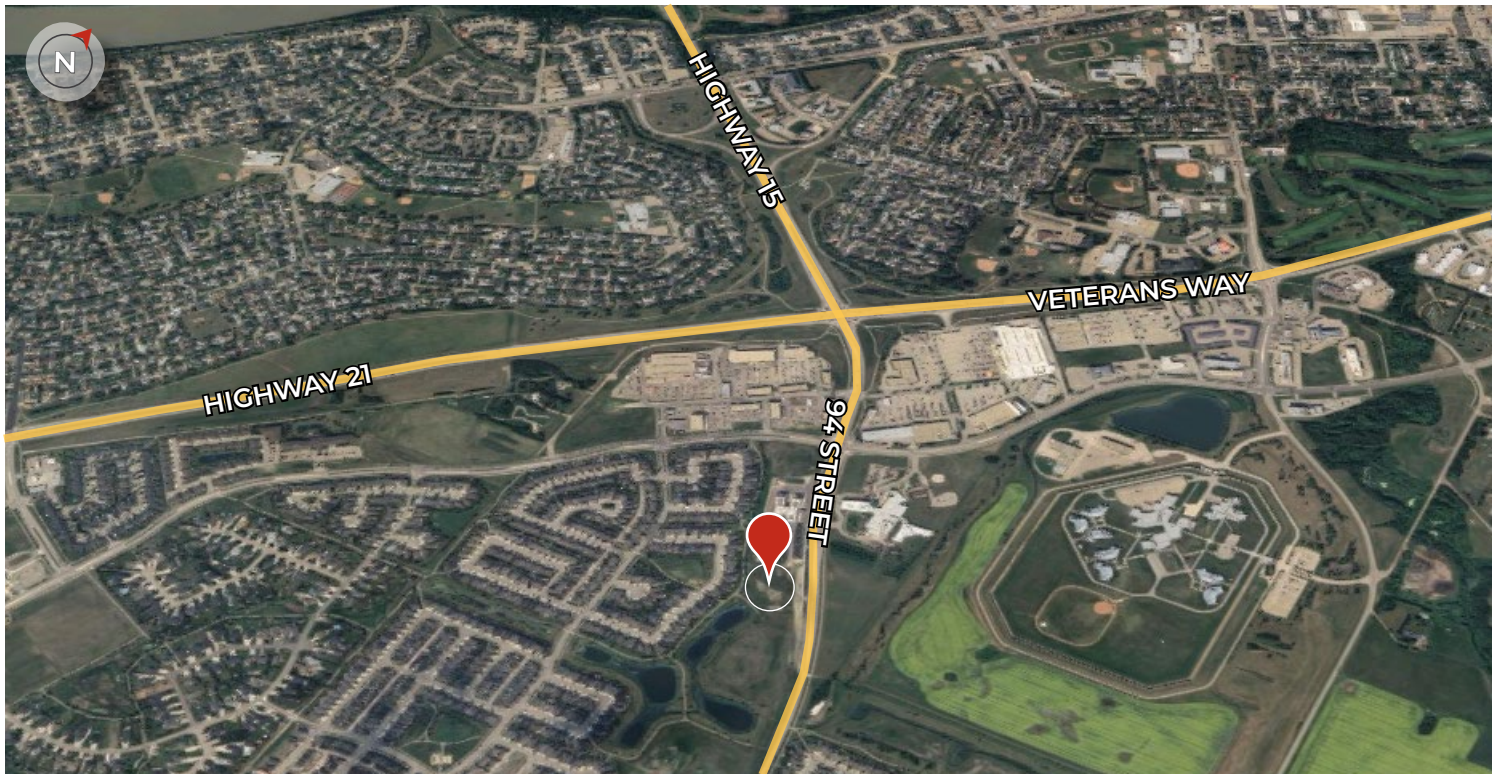


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PROPERTY LOCATION



AERIAL



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RML Zoning - Low Density Multiple Residential District

This District is intended to provide for the development of mixed residential forms as part of site specific condominium developments.

Low Density Residential means residential development at a density up to 36 dwelling units per net developable hectare except when located in the Downtown of C5 Districts.

6.16. RML - LOW DENSITY MULTIPLE RESIDENTIAL DISTRICT

6.16.1. RML Purpose

This District is intended to provide for the development of mixed residential forms as part of site-specific condominium developments.

6.16.2. RML Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 6.16.2 (b) and (c) shall ensure:

- i. Home Business and Group Home (Limited) Uses shall not occur within an Apartment.

(b) RML Permitted	(c) RML Discretionary
<ul style="list-style-type: none">- Duplex- Home Office- Multi-Attached Housing- Semi-Detached Housing- Sign, Billboard (Limited)- Sign, Freestanding (Limited)- Sign, Realtor Consolidated <p>Accessory development to any use listed in subsection 6.16.2(b)</p>	<ul style="list-style-type: none">- Apartment- Assisted Living Facility- Group Home (Limited)- Home Business- Show Home- Temporary Sales Centre <p>Accessory development to any use listed in subsection 6.16.2(c)</p>

6.16.3. RML Site Subdivision Regulations for Semi-Detached Housing

	Interior Site	Corner Site
(a) Site Width	7.5m minimum per side of semi-detached dwelling	9.3m minimum per side of semi-detached dwelling
(b) Site Depth	34.0m minimum	



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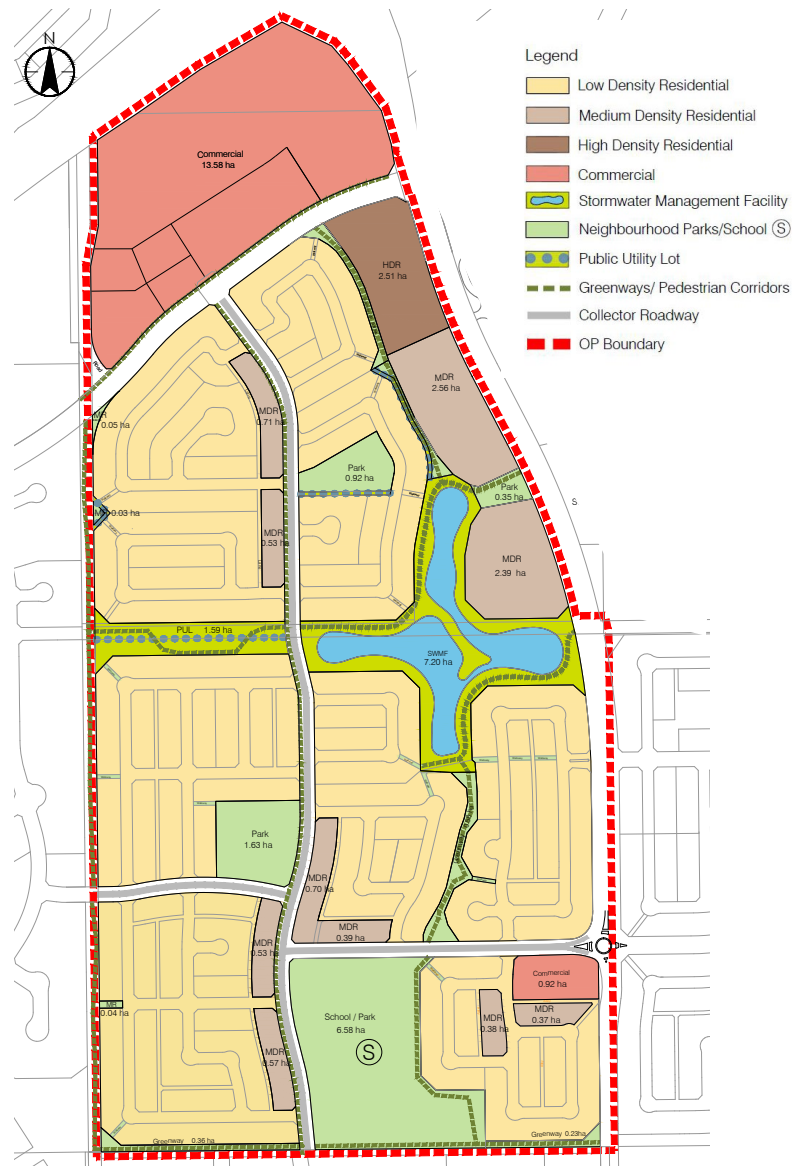
SOUTHPOINTE DEVELOPMENT CONCEPT

SouthPointe in Fort Saskatchewan is a family-friendly community that offers a mix of modern conveniences and small-town charm, making it a great place to live for families, young professionals and retirees alike. It's located just 30 minutes away from Edmonton, providing easy access to the larger city while maintaining a quieter, suburban feel.

The community features a variety of home types, including single-family homes, townhomes and quick possession homes with diverse architectural styles. These are complemented by amenities such as retail centres like Southridge Landing and SouthPoint Shopping Centre, recreational facilities including the Dow Centennial Centre and Fort Saskatchewan Golf & Curling Club and several parks and green spaces.

SouthPointe is also noted for its proximity to essential services such as the Fort Saskatchewan Community Hospital and a range of educational facilities, from the SouthPointe School to John Paul II and St. Andre Bessette high schools, which cater to the educational needs of the community. For those interested in natural outdoor activities, the community is close to walking trails, the River Valley and three golf courses.

The area is designed to provide quality living with a focus on community and convenience, offering a variety of housing options.



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CITY OF FORT SASKATCHEWAN DEMOGRAPHICS

POPULATION & INCOME



28,000

City of Fort Saskatchewan



\$500,000,000

Trade Area Spending



36

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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3.43 ACRE PARCEL ±

LOT 98
BLOCK 5
PLAN 212 1849

LOT 1
BLOCK 4
PLAN 072 0938

LOT 92 MR
BLOCK 5
PLAN 072 7991

LOT 94 PUL
BLOCK 5
PLAN 102 6739

BREMER CRESCENT

94 STREET

UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9
UNIT 10
UNIT 11
UNIT 12
UNIT 13
UNIT 14
UNIT 15
UNIT 16
UNIT 17
UNIT 18
UNIT 19
UNIT 20
UNIT 21
UNIT 22
UNIT 23
UNIT 24
UNIT 25

COMMON PROPERTY

UNIT 'C'
CONDOMINIUM PLAN 102 1806

WALKWAY

Entrance


S.W. 1/4 SEC. 29
TWP. 54 - RGE. 22
W. 4TH MER.

R/W PLAN 062 7178

Scale: 0 100 Feet

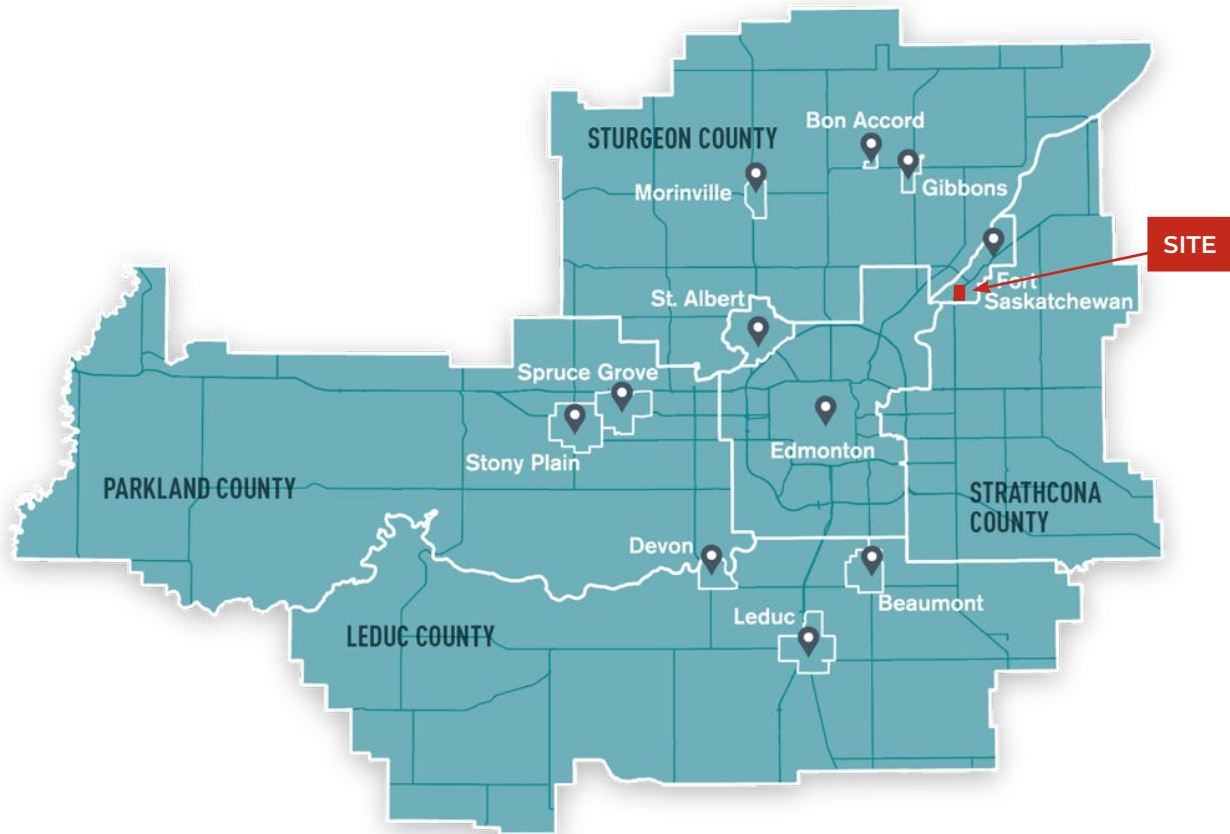


REGIONAL MAP



DRIVE TIMES

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



DOW CANADA | FORT SASKATCHEWAN PATH₂ZERO PROJECT

Dow Canada has begun work on an \$11Billion Path₂Zero project in Fort Saskatchewan. This will bring 6,000 - 7,000 jobs at the peak of construction in 2025/2026, with approximately 400 - 500 full-time jobs once operational.



<https://ca.dow.com/en-ca/about/fort-saskatchewan-path2zero.html>



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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 - BIO



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.

TOM LOWE, Lowe & Co Associate - BIO



Meet Tom, the visionary founder of the LOWE & Co. Real Estate Team. With an impressive decade-long career spanning residential, rural, and commercial real estate,

Tom is your ultimate guide to navigating the intricacies of buying and selling properties. Having called Fort Saskatchewan home for 30 years, he's witnessed the remarkable transformation of this community from a small city to its vibrant present. Armed with a Bachelor of Commerce Degree in Management, Tom embarked on his real estate journey at just 24 years old and has since soared to remarkable heights, earning prestigious accolades such as the Titan Award and a well-deserved place in the RE/MAX Hall of Fame.

Tom's steadfast commitment to his clients in the Edmonton area is underscored by his unwavering integrity, boundless passion, and relentless focus on ensuring complete customer satisfaction.

Beyond the world of real estate, you'll find Tom cherishing quality moments with his wife and two sons, honing his golfing skills, and passionately cheering for his beloved Edmonton Oilers. Trust Tom to be your partner in realizing your real estate dreams and creating a brighter future for you and your family.



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