

# FOR LEASE

## MARKET SQUARE, FORT SASKATCHEWAN

10404 99 Avenue, Fort Saskatchewan, AB



RETAIL  
MEDICAL  
PROFESSIONAL  
NEIGHBOURHOOD  
SERVICES

### HIGHLIGHTS

- Downtown Fort Saskatchewan retail opportunities
- Various units ranging from 1,112 sq ft - 5,192 sq ft ±
- Multiple end cap units available
- Shell space ready for tenant fixturing
- Join an established mix of national and local tenants including: Dollar Tree, NAPA Auto Parts, Nexus Therapeutics, The Cotton Candy Shoppe and more!
- Excellent location with high exposure along 104 Street, 108 Street and 99 Avenue

#### **TYLER WEIMAN, SIOR**

Partner, Associate

**C** 780.995.0028

[tyler@royalparkrealty.com](mailto:tyler@royalparkrealty.com)

#### **CODY HUCHKOWSKI**

Associate

**C** 778.985.7922

[cody@royalparkrealty.com](mailto:cody@royalparkrealty.com)

#### **JOANNA LEWIS**

Associate

**D** 780.423.7580

[joanna@royalparkrealty.com](mailto:joanna@royalparkrealty.com)



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**T** 780.448.0800 **F** 780.426.3007  
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## Property Location | Market Square, Fort Saskatchewan, AB



### About The Area

- |                                |                                 |
|--------------------------------|---------------------------------|
| 1. Fort Saskatchewan Christian | 6. ESSO                         |
| 2. Co-Op                       | 7. 7-Eleven                     |
| 3. Legacy Park                 | 8. Trail Tire                   |
| 4. Jarvis Park                 | 9. Fort Saskatchewan Veterinary |
| 5. RBC Royal Bank              |                                 |

### Join Neighbours Such As:

- Dollar Tree
- NAPA Auto Parts
- Nexus Therapeutics
- Sky Hy Pizza + Donair
- The Cotton Candy Shoppe
- Time for Taxes
- Hanabi Japanese
- Co-op

### Information & Financials

MUNICIPAL ADDRESS	10404 99 Avenue, Fort Saskatchewan, AB
LEGAL DESCRIPTION	Plan: 0 Block: X
ZONING	MP-D (Mall Precinct-Downtown)
NEIGHBOURHOOD	Downtown
SITE SIZE	5.98 acres ±
AVAILABLE SIZES	1,112 sq ft ± 1,600 sq ft ± 1,655 sq ft ± 1,733 sq ft ± 1,804 sq ft ±
PARKING	Ample surface parking
SIGNAGE	Facade and Pylon
LEASE RATE	<b>\$22.00/sq ft</b>
OPERATING COSTS	\$9.50/sq ft (property taxes, building maintenance, management fees)
TERM	3 - 10 years
TI ALLOWANCE	Negotiable
POSSESSION	Immediate

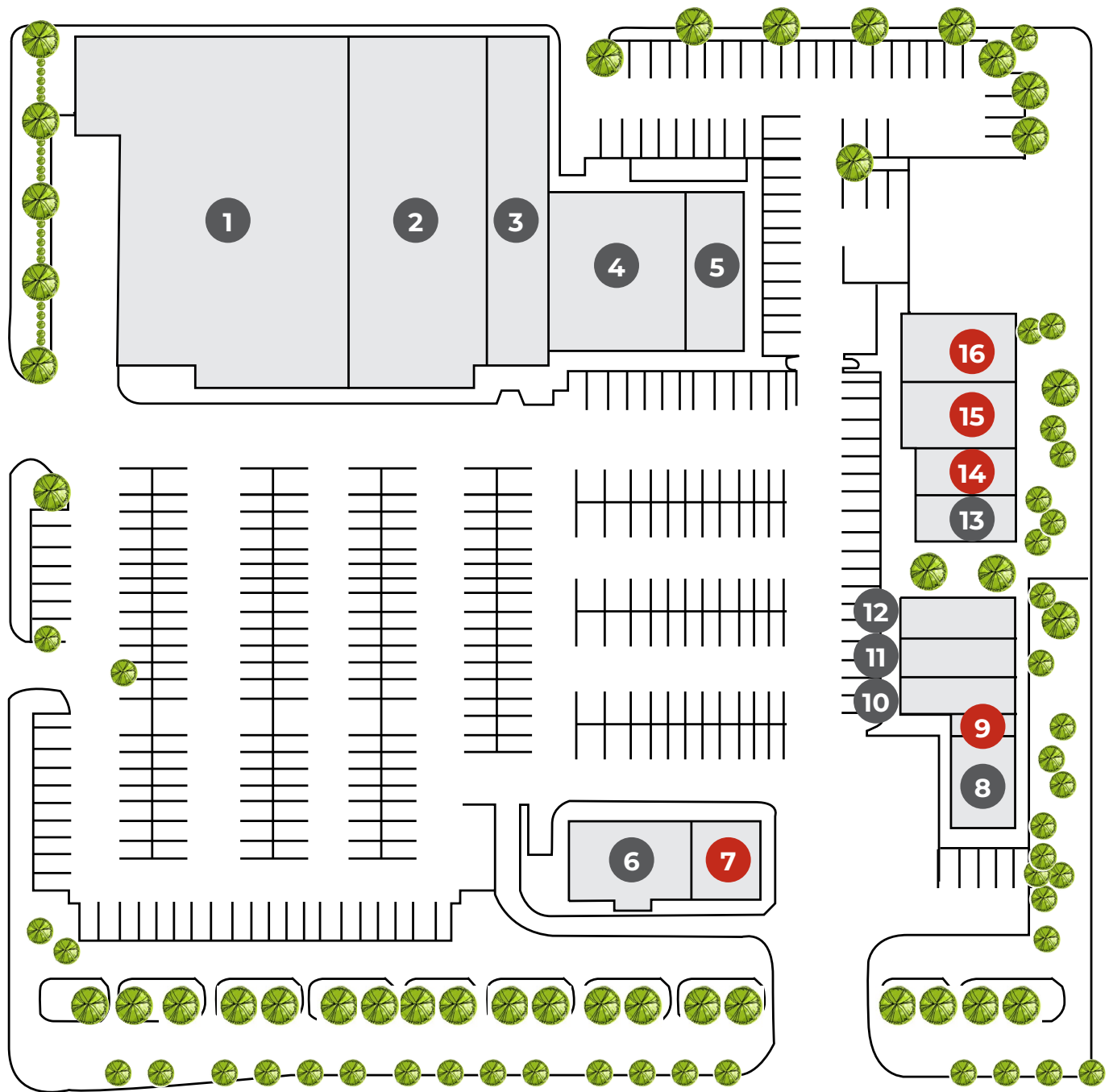


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## Site Plan



1. Dollar Tree
2. Brains Up Daycare Learning Centre
3. NAPA Auto Parts
4. Alberta Infrastructure
5. The Cotton Candy Shoppe
6. Hanabi Japanese
- 7. 1,600 sq ft ± (CRU 168A)**
8. Nexus Therapeutic/Physiotherapy and Massage
- 9. 1,112 sq ft ± (CRU 158)**

10. Jesus is Lord Church
11. Sky Hy Pizza + Donair
12. Time for Taxes
13. Doodle Me Pretty Grooming by Meg featuring Untamed  
Tonics Grooming by Emmy
- 14. 1,655 sq ft ± (CRU 136)**
- 15. 1,804 sq ft ± (CRU 132)**
- 16. 1,733 sq ft ± (CRU 128)**

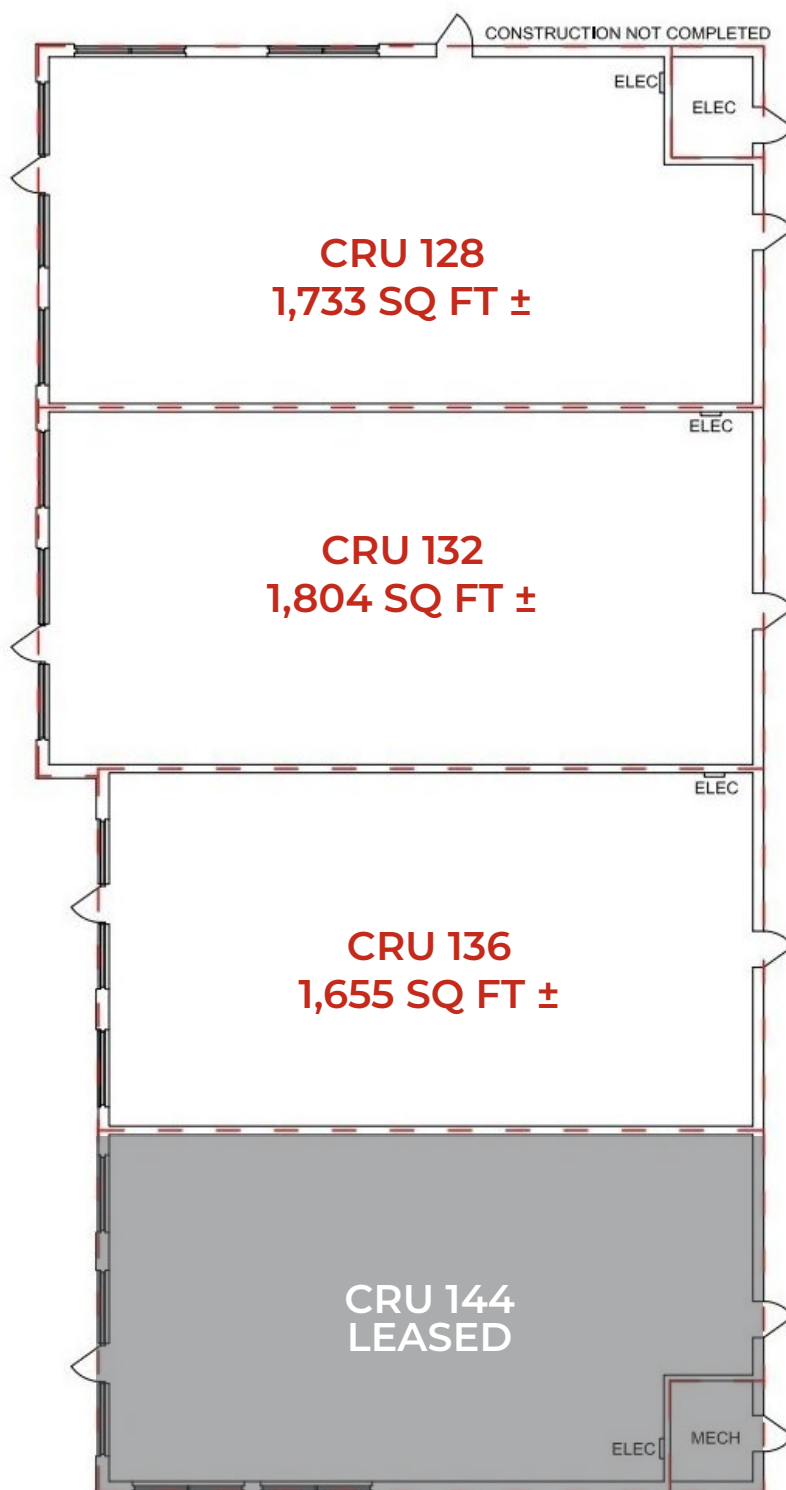


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## Available Units/Floor Plans



### Target Uses:

- Liquor Store
- Financial institution
- Clinic
- Retail Stores
- Medical Use
- Restaurant

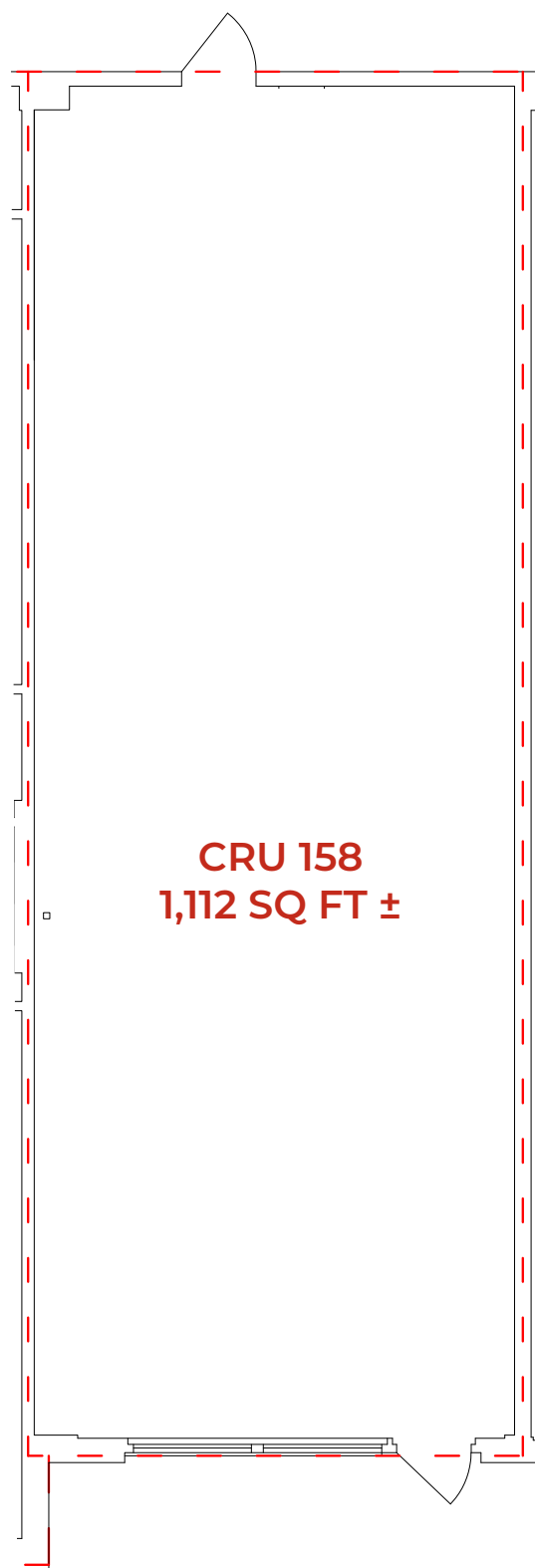


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## Available Units/Floor Plans

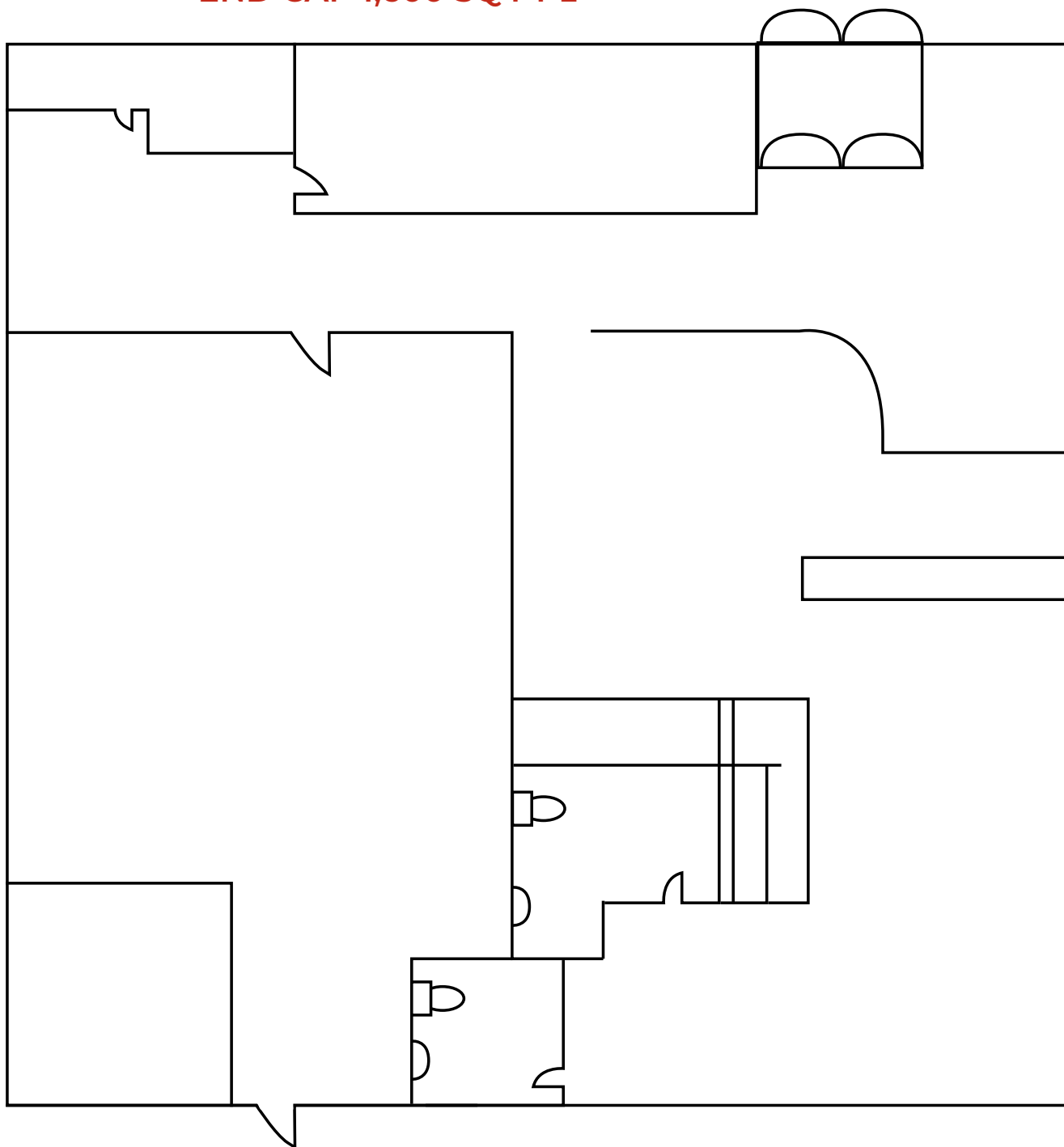


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CRU 168A  
END CAP 1,600 SQ FT ±



*The above floorplan is not to scale and is for illustration purposes only  
Past Tenant - P2 Vapes*



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# City of Fort Saskatchewan Demographics

## POPULATION & INCOME



**29,857**

City of Fort Saskatchewan



**\$1.2 BILLION**  
ANNUALLY

(Total spending within trade area)



**34.4**

Median Age



**\$134,000**

Average Household Income

2024 Municipal Census, Fort Saskatchewan



## POPULATION GROWTH

The city has experienced population increase of approximately 8.75% over the past 5 years



## DRIVE TIMES

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

## 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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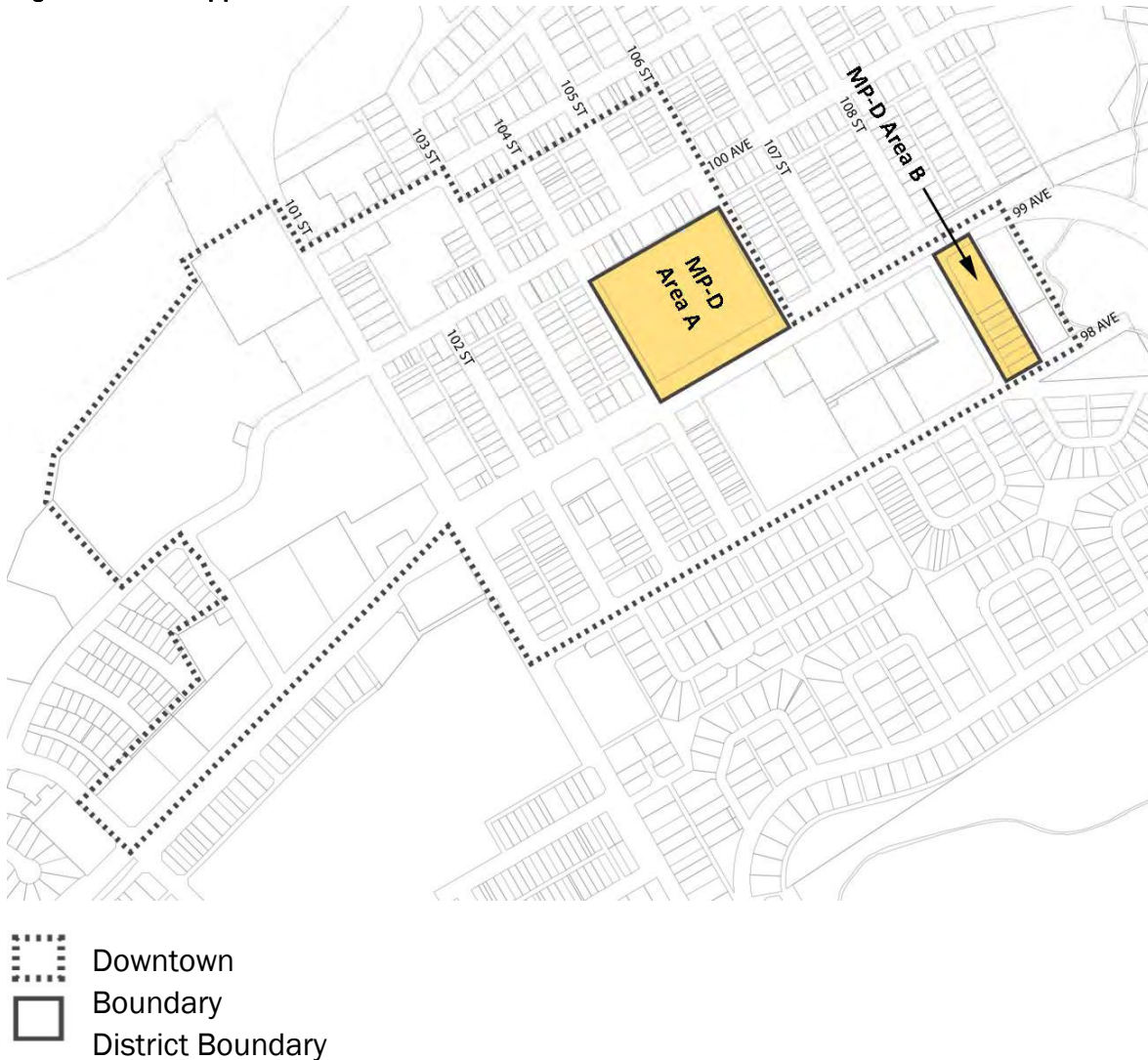
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## MP-D (Mall Precinct - Downtown)

### 10.15. MP-D - MALL PRECINCT - DOWNTOWN

Figure 10.15a: Applicable Area for the MP-D District



#### 10.15.1. Purpose

This District is intended to guide redevelopment of MP-D Areas A and B within the downtown and allow for new medium to high density residential, commercial, office, institutional, and mixed use developments. The area is to be integrated with the lands districted C5, south of MP-D Area A and West of MP-D Area B. Higher densities and scales greater than seen elsewhere in Fort Saskatchewan are supported, with high rise buildings accommodated in specific locations provided that the design ensures development relates to the adjacent areas and provides harmonious transitions. Open space and pedestrian connections will be provided to ensure ease of movement to and from the area, and opportunities for recreation. Special emphasis should be given for the creation of a high quality public realm including urban plazas, outdoor amenity areas and interactive streetscapes.



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## MP-D (Mall Precinct - Downtown)

### 10.15.2.MP-D Permitted and Discretionary Uses

#### (a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 10.15.2 (b) and (c) shall ensure:

- i. That any Use which includes a drive-through service shall be considered neither Permitted nor Discretionary Uses.

(b) MP-D Permitted	(c) MP-D Discretionary
<ul style="list-style-type: none"><li>- Above Ground Floor Housing</li><li>- Apartment</li><li>- Assisted Living Facility</li><li>- Child Care Facility</li><li>- Commercial School</li><li>- Community Service Facility</li><li>- Emergency Response Service</li><li>- Entertainment Facility, Indoor</li><li>- Health Service</li><li>- Home Office</li><li>- Hotel</li><li>- Multi-Attached Housing</li><li>- Parking Facility</li><li>- Place of Worship</li><li>- Private Club</li><li>- Public Facility</li><li>- Recreation Facility, Indoor</li><li>- Retail, Office, and Entertainment</li><li>- Retail Store (Liquor)</li><li>- Seasonal Garden Centre</li><li>- Show Home</li><li>- Sign, Billboard (Limited)</li><li>- Sign, Fascia</li><li>- Sign, Fascia (Limited)</li><li>- Sign, Portable</li><li>- Sign, Portable (Limited)</li><li>- Sign, Projecting</li><li>- Temporary Sales Centre</li><li>- Veterinary Clinic</li></ul> <p>Accessory development to any use listed in subsection 10.15.2(b)</p>	<ul style="list-style-type: none"><li>- Breweries, Wineries, and Distilleries</li><li>- Custom Manufacturing Establishment</li><li>- Entertainment Facility, Outdoor</li><li>- Government Service</li><li>- Greenhouse</li><li>- Live Work Unit</li><li>- Late Night Club</li><li>- Pawn Shop</li><li>- Pet Care Service</li><li>- Recreation Facility, Outdoor</li><li>- Retail Store (Cannabis)</li><li>- Service Station (Limited)</li><li>- Sign, Electronic Message</li><li>- Sign, Freestanding</li><li>- Sign, Freestanding (Limited)</li><li>- Temporary Outdoor Event</li><li>- Vehicle sales, leasing and rental facility (Limited)</li></ul> <p>Accessory development to any use listed in subsection 10.15.2(c)</p>

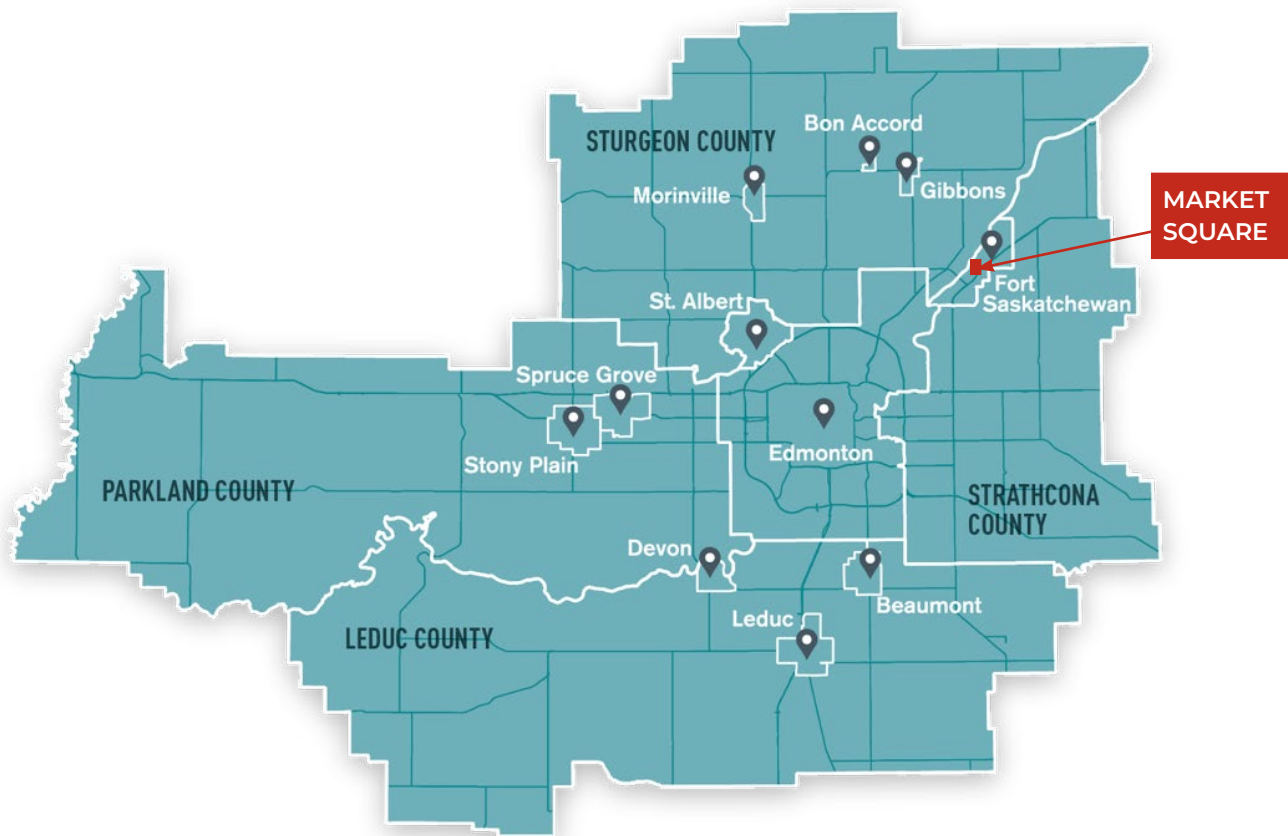


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## Regional Map



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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## **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.

## **Cody Huchkowski** Associate



After spending 13 years honing his interpersonal skills in in-home sales in the Greater Vancouver area, Cody Huchkowski recently relocated to Edmonton in pursuit of love, leaving behind the challenges of long-distance dating. This move also presented him with the opportunity to dive into his passion for Commercial Real Estate.

Cody is a passionate and driven commercial real estate professional who shows up every day with energy, grit, and a commitment to constant growth. Nearly six months into his career, Cody has been all-in on sharpening his skills, building relationships, and pushing himself to deliver real value for his clients.

Whether you're an investor, business owner, or developer, Cody's here to help you seize opportunities and achieve your goals. He believes success in real estate isn't just about transactions — it's about trust, strategy, and teamwork. When his clients win, he wins. If you're looking for someone who's hardworking, approachable, and always ready to go the extra mile, connect with Cody and make things happen!



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