

# FOR LEASE

## MARKET SQUARE, FORT SASKATCHEWAN

10404 - 99 Avenue, Fort Saskatchewan, AB



RETAIL  
MEDICAL  
PROFESSIONAL  
NEIGHBOURHOOD  
SERVICES

**TWO UNITS REMAINING**

### HIGHLIGHTS

- Downtown Fort Saskatchewan retail opportunities
- 1,112 sq ft and 1,309 sq ft ± 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

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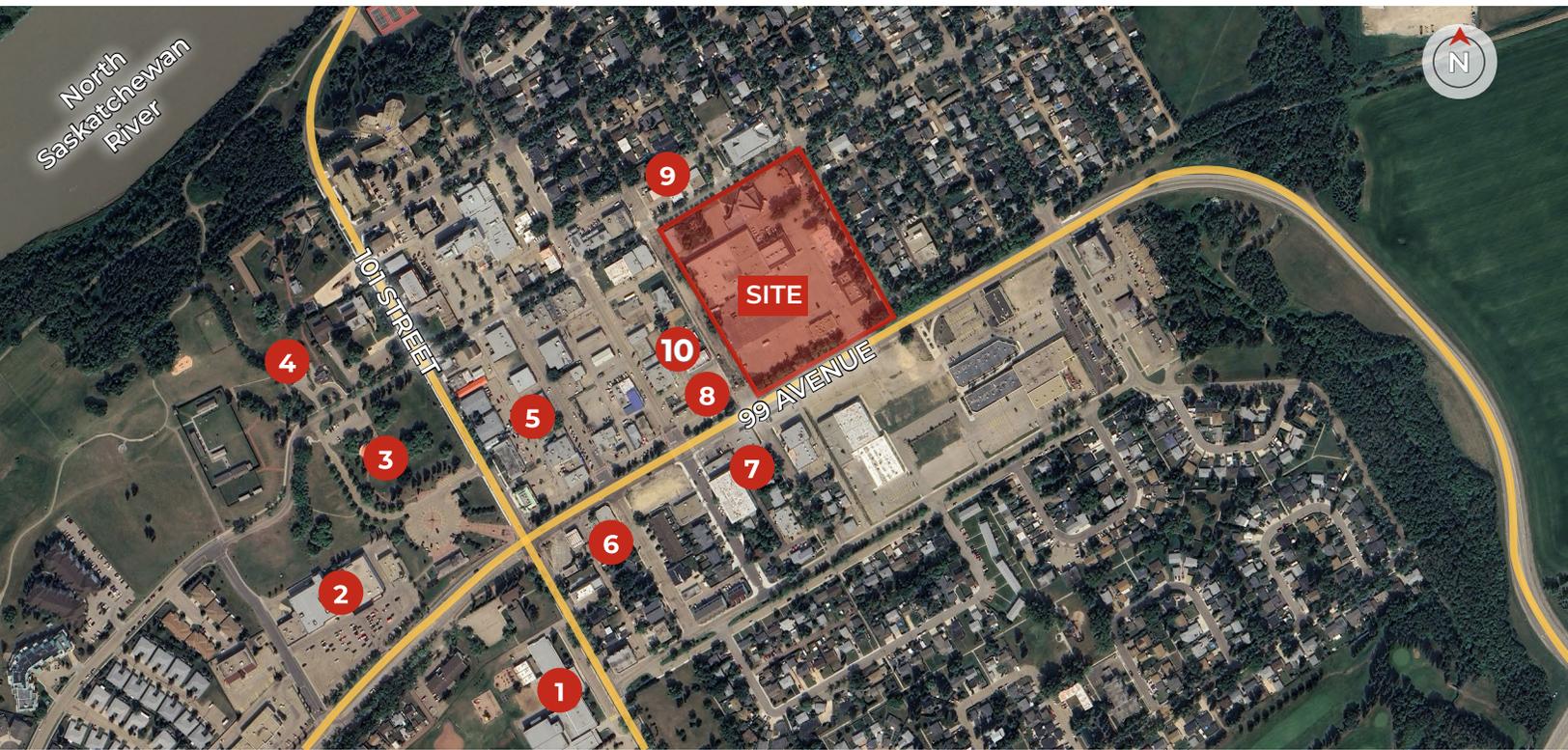


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# Property Location | Market Square, Fort Saskatchewan, AB



## About The Area

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

## Property Details & Financials

MUNICIPAL ADDRESS	10404 - 99 Avenue, Fort Saskatchewan, AB
LEGAL DESCRIPTION	Plan: 0 Block: X
ZONING	MP-D ( <a href="#">Mall Precinct-Downtown</a> )
NEIGHBOURHOOD	Downtown
SITE SIZE	5.98 acres ±
AVAILABLE SIZES	1,112 sq ft ± 1,309 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

## 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

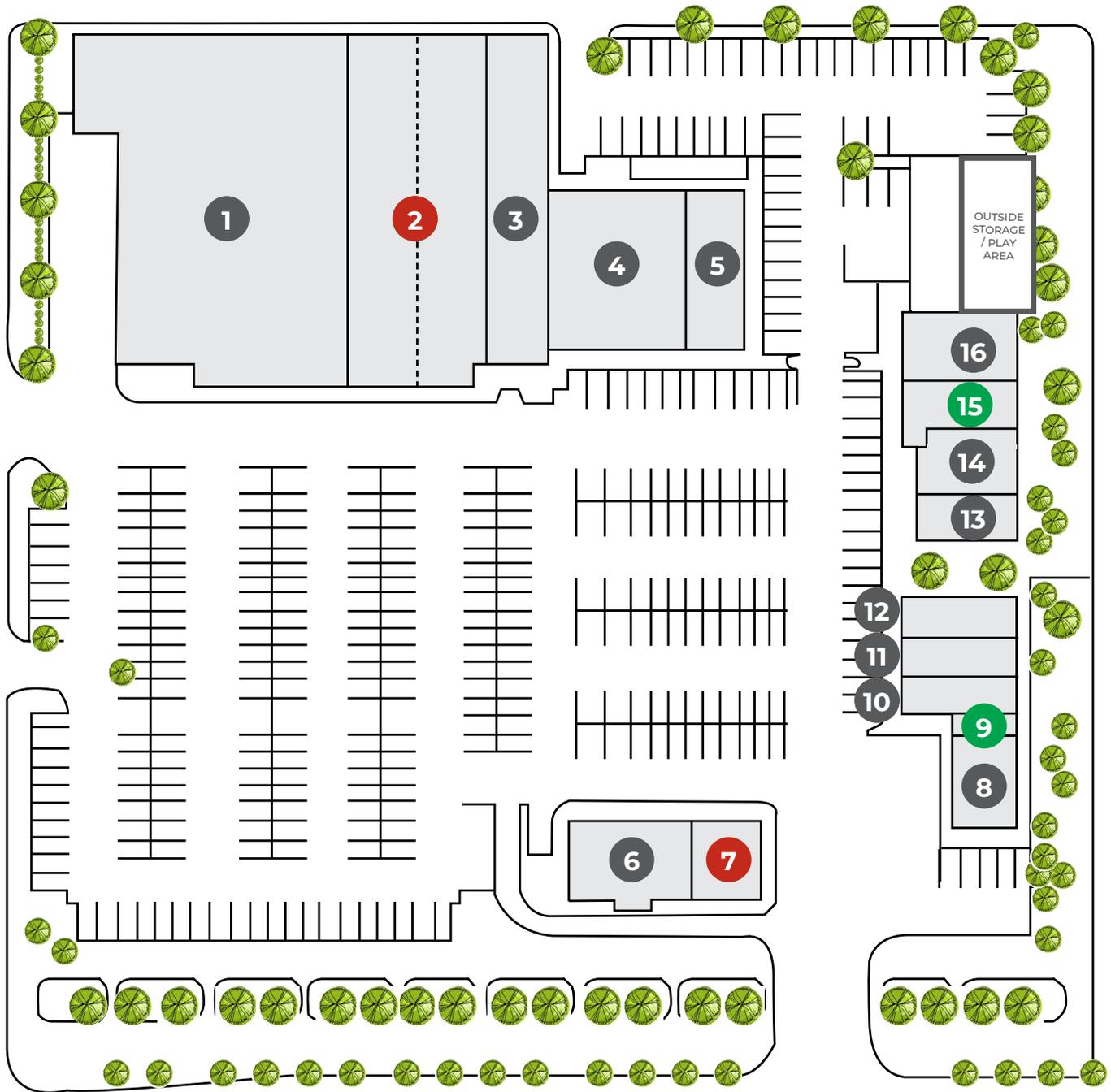


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# Site Plan | Market Square, Fort Saskatchewan, AB



- 1. Dollar Tree
- 2. **Shell Space 12,652 sq ft ± (CRU 100B) - Pending**
- 3. NAPA Auto Parts
- 4. Alberta Infrastructure
- 5. The Cotton Candy Shoppe
- 6. Hanabi Japanese
- 7. **1,600 sq ft ± (CRU 168A) - Pending**
- 8. Nexus Therapeutics
- 9. **Shell Space 1,112 sq ft ± (CRU 158)**

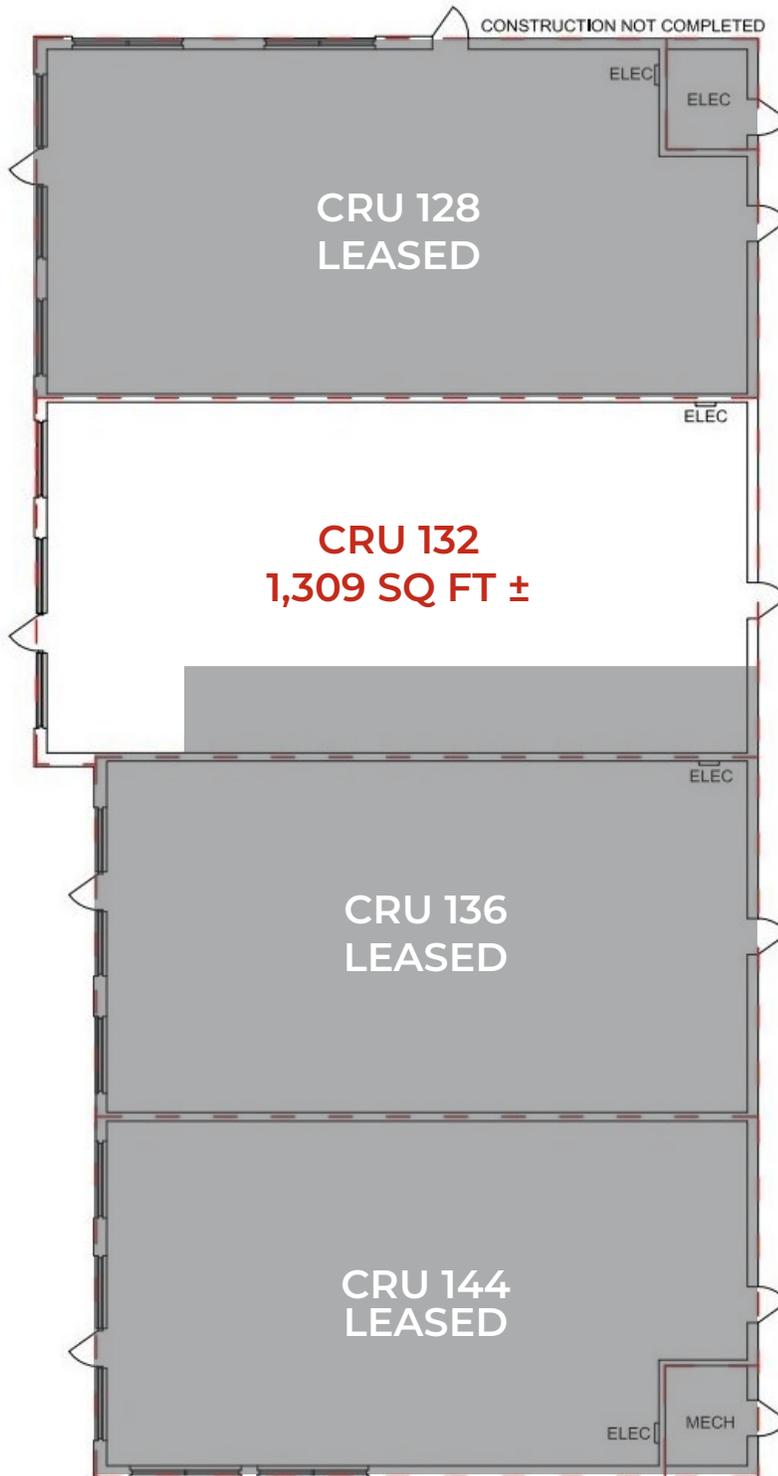
- 10. Jesus is Lord Church
- 11. Sky Hy Pizza + Donair
- 12. Time for Taxes
- 13. Doodle Me Pretty Grooming by Meg featuring Untamed Tonic Grooming by Emmy
- 14. Mira Pottery Studio
- 15. **Shell Space 1,309 sq ft ± (CRU 132)**
- 16. Bulldozer MMA



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**Target Uses:**

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

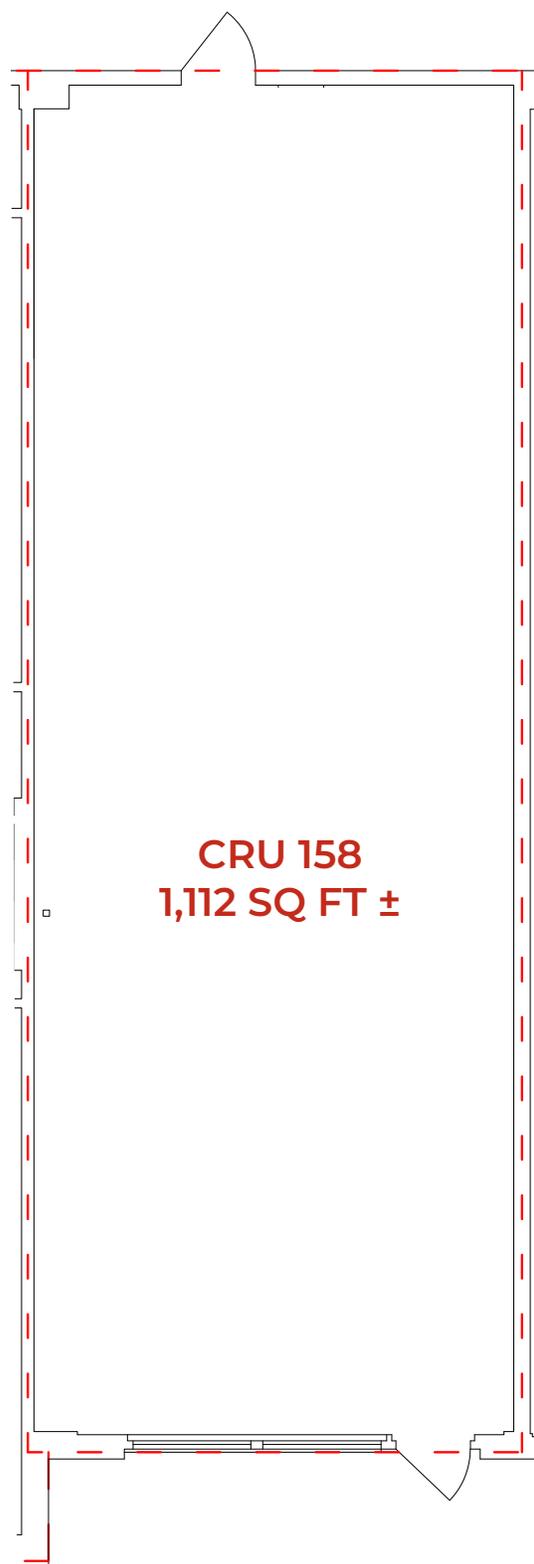


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## Available Unit/Floor Plan



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AERIAL

99 AVENUE



ANCHOR TENANT



READY FOR FIXTURING



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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



## 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

2024 Municipal Census, Fort Saskatchewan

## 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
- 2 Walk in Clinics
- 13 Dentist Offices
- 4 Optometrist Centres
- 4 Chiropractor Clinics
- 1 Nursing Home
- 1 Seniors Lodge
- 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

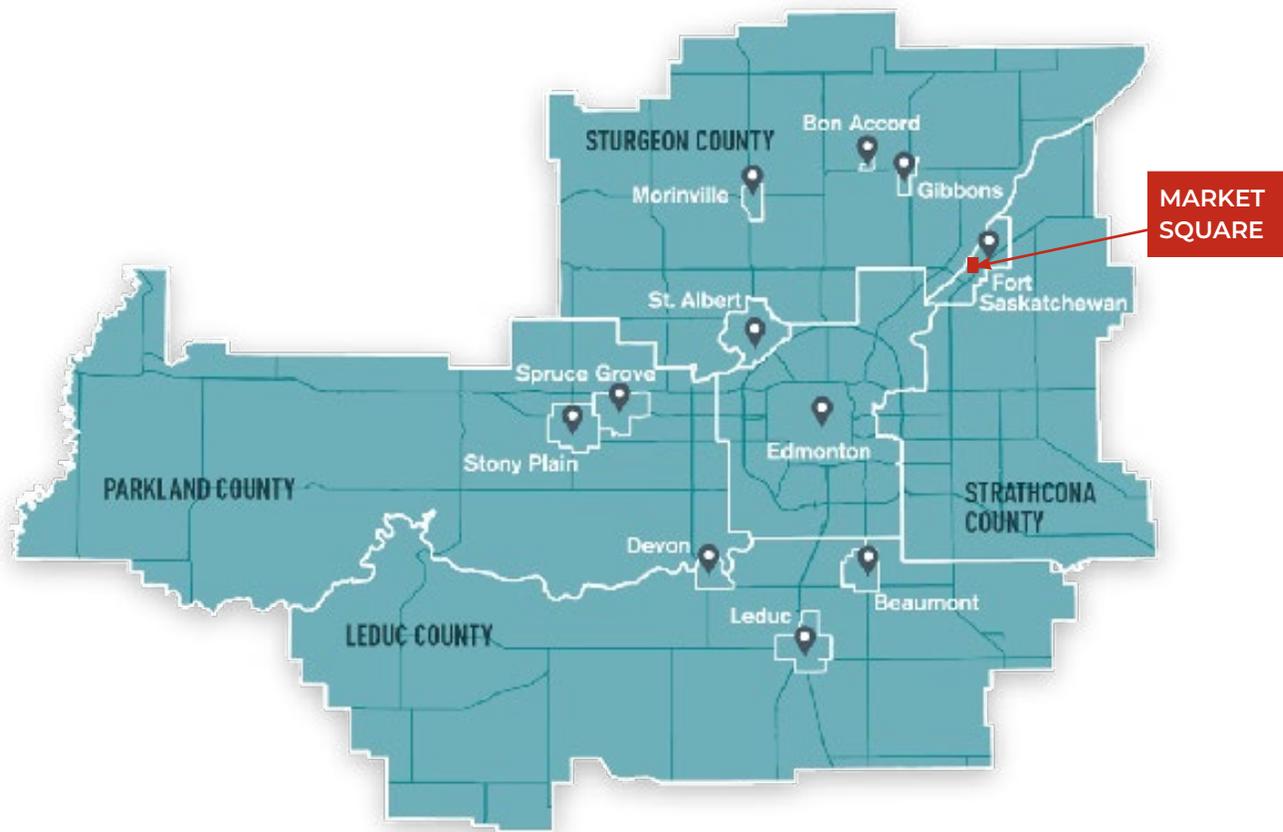


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## Regional Map



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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- 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.



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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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