

FOR LEASE

MARKET SQUARE, FORT SASKATCHEWAN

10404 99 Avenue, Fort Saskatchewan, AB



RETAIL
MEDICAL
PROFESSIONAL
NEIGHBOURHOOD
SERVICES

OPPORTUNITIES FOR SMALL OR LARGE DAYCARE
GROUPS BASED ON THE AVAILABLE UNITS AND
POSSIBLE CONFIGURATIONS

HIGHLIGHTS

- Downtown Fort Saskatchewan retail opportunities
- Various units ranging from 1,112 sq ft - 12,652 sq ft ±
- Consolidating or demising options 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

CODY HUCHKOWSKI

Associate

C 778.985.7922

cody@royalparkrealty.com

JOANNA LEWIS

Associate

D 780.423.7580

joanna@royalparkrealty.com



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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 | 10. Lions Park |

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

Property Details & 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 ± 1,309 sq ft ± 1,600 sq ft ± 2,205 sq ft ± 12,652 sq ft ± (demisable to two 6,326 sq ft ± units)
PARKING	Ample surface parking
SIGNAGE	Facade and Pylon
LEASE RATE	\$22.00/sq ft
OPERATING COSTS	\$9.50/sq ft (property taxes, building maintenance, management fees)
TERM	3 - 10 years
TI ALLOWANCE	Negotiable
POSSESSION	Immediate

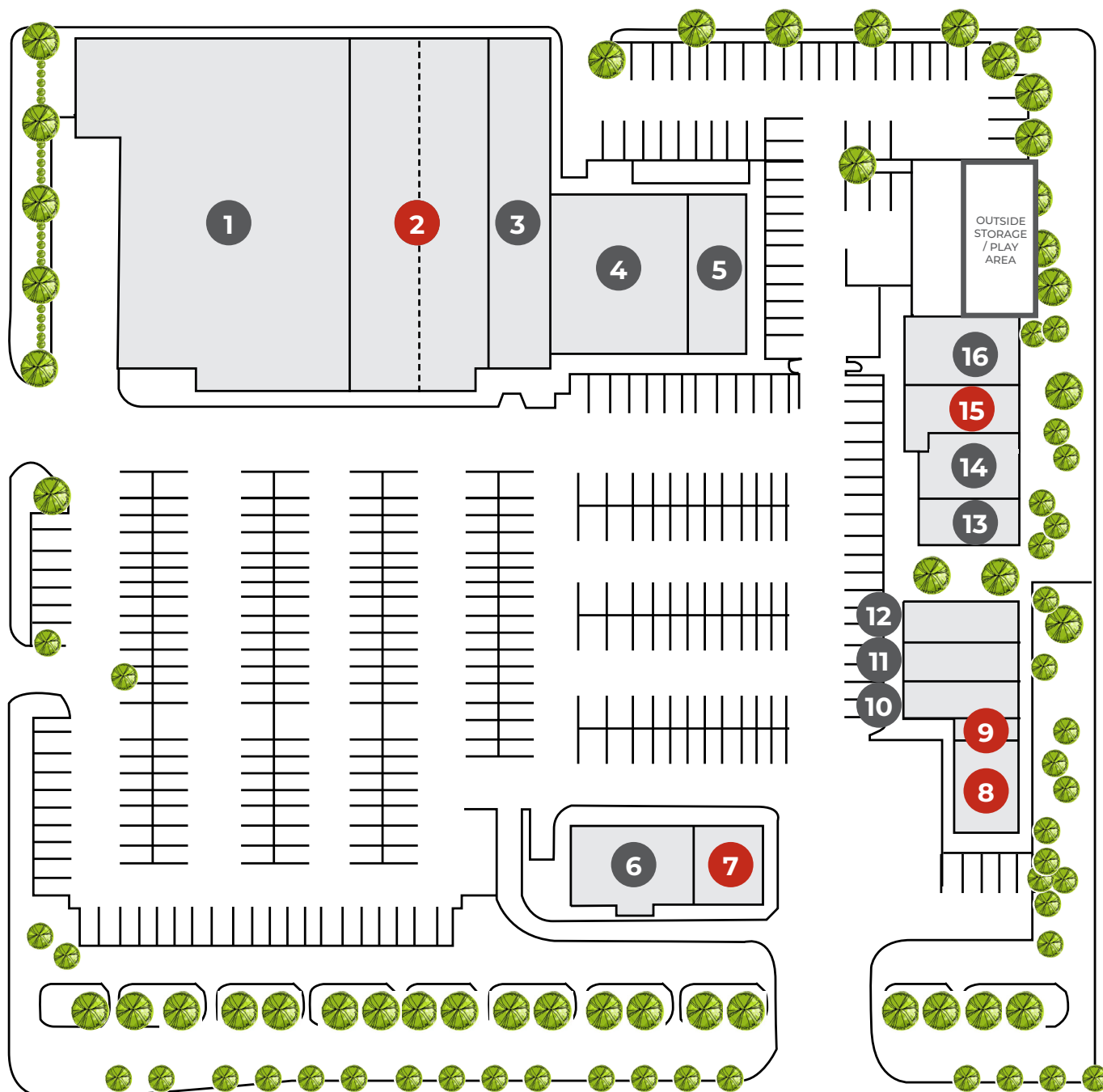


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Site Plan



1. Dollar Tree
2. **Shell Space 12,652 sq ft ± (CRU 100B)** (can be demised into two 6,326 sq ft units)
3. NAPA Auto Parts
4. Alberta Infrastructure
5. The Cotton Candy Shoppe
6. Hanabi Japanese
7. **1,600 sq ft ± (CRU 168A)** (former Vape Store)
8. **2,205 sq ft ± (CRU 164)** (built out as Physio & Massage Clinic)

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 Tonics Grooming by Emmy
14. Mira Pottery Studio
15. **Shell Space 1,309 sq ft ± (CRU 132)**
16. Bulldozer MMA

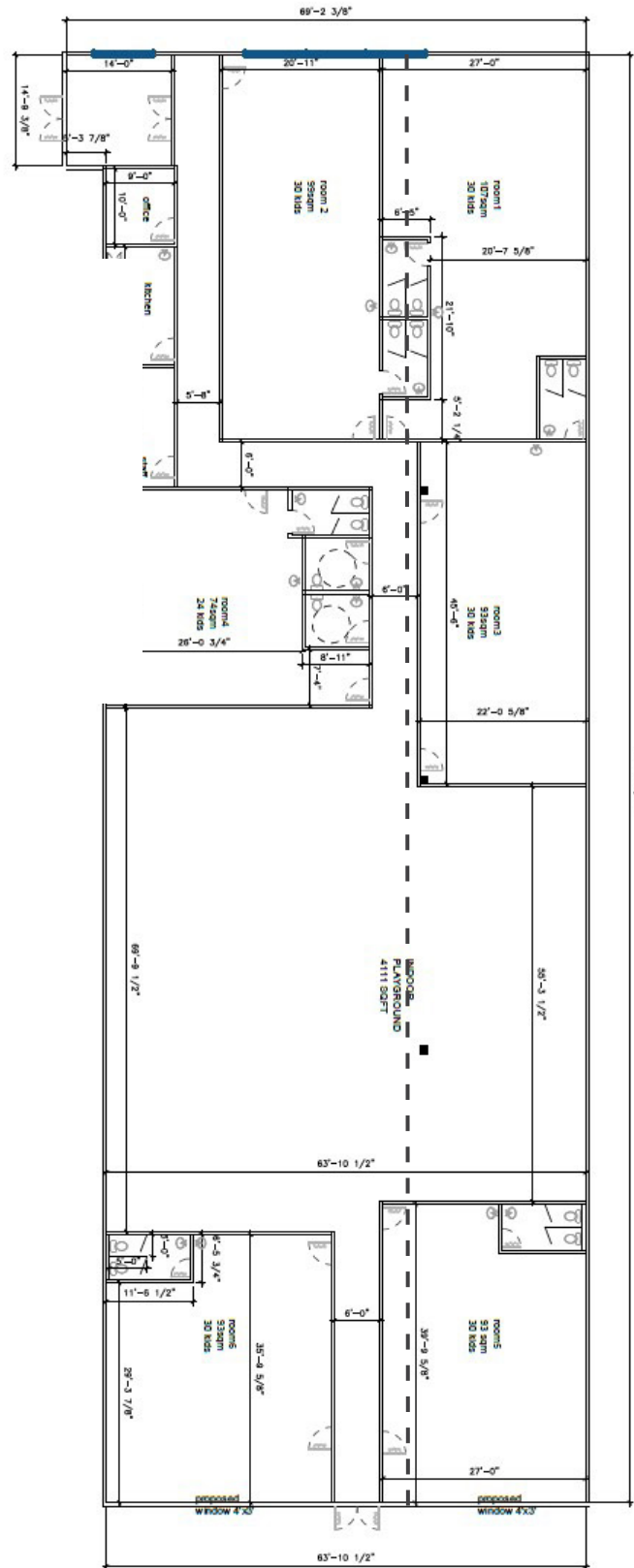


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Available Unit/Proposed Floor Plan

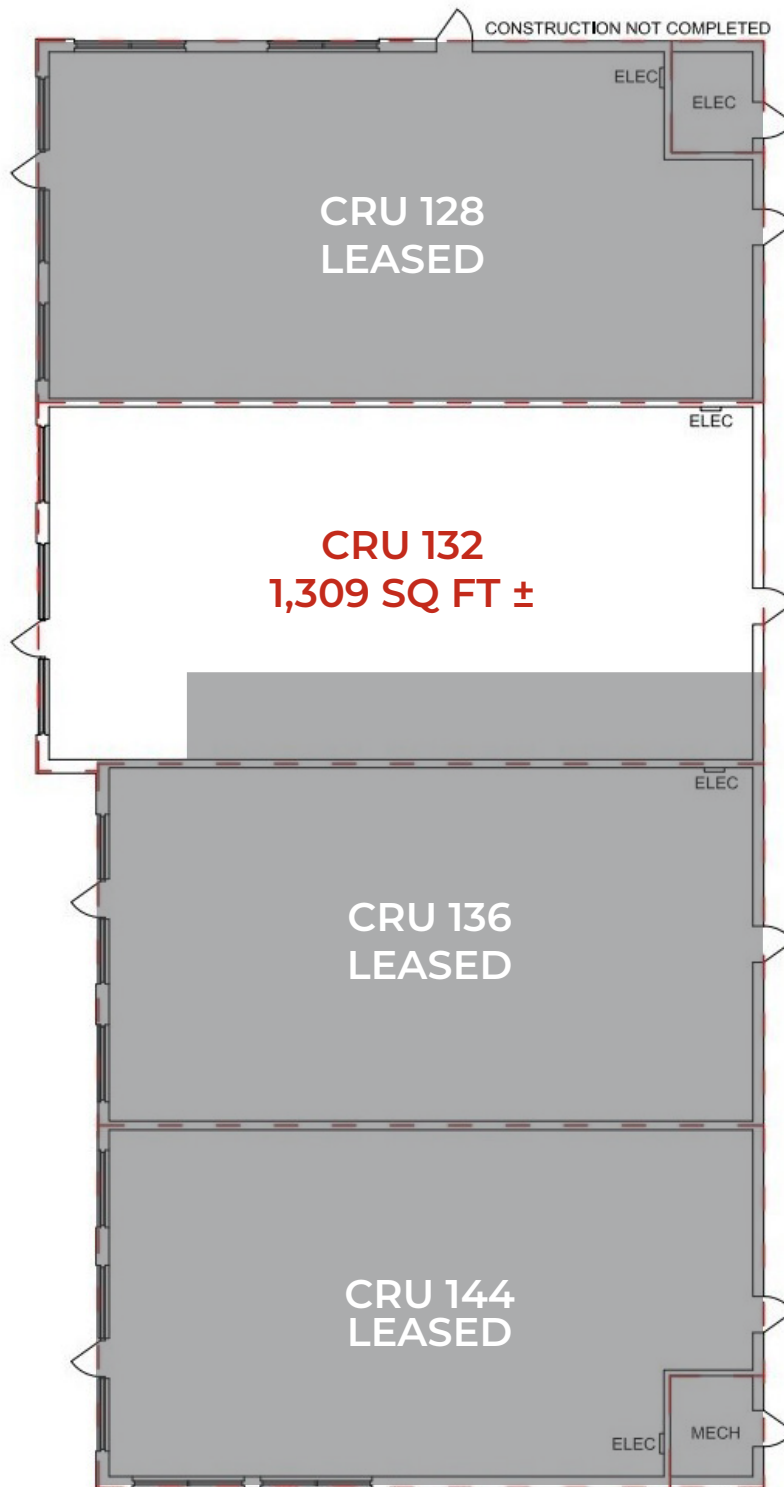


Ideal for large or small
DayCare Facility



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Available Units/Floor Plans



Target Uses:

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

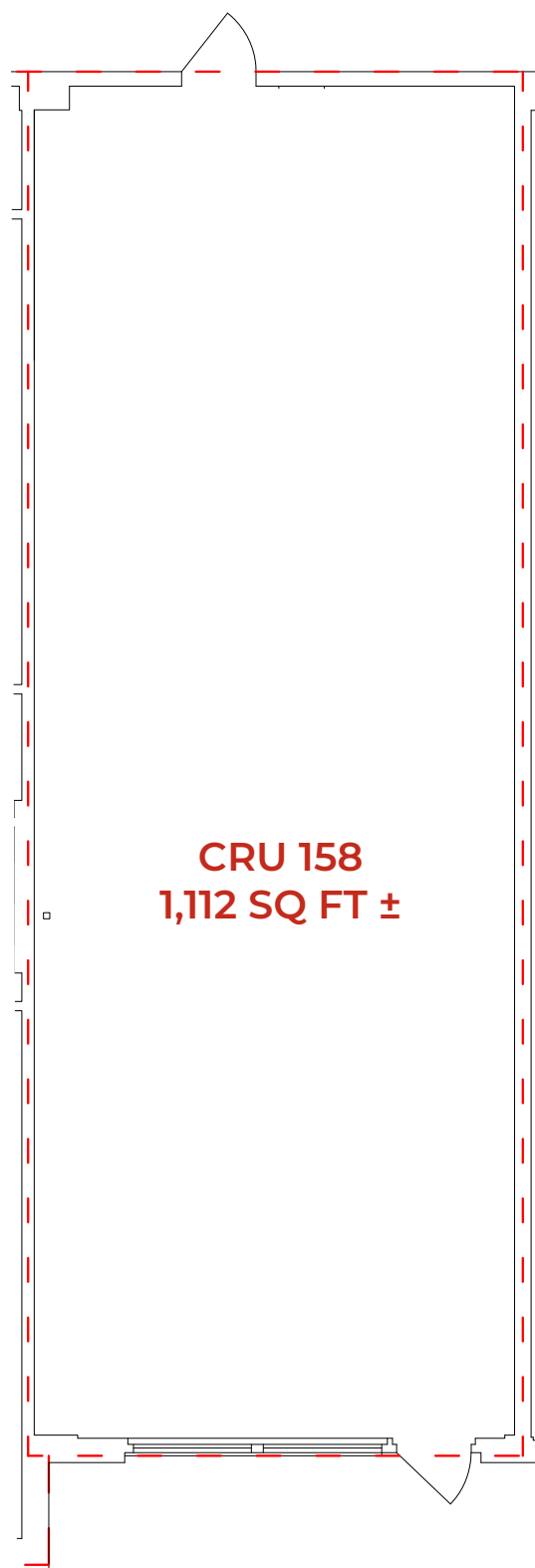


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Available Units/Floor Plans

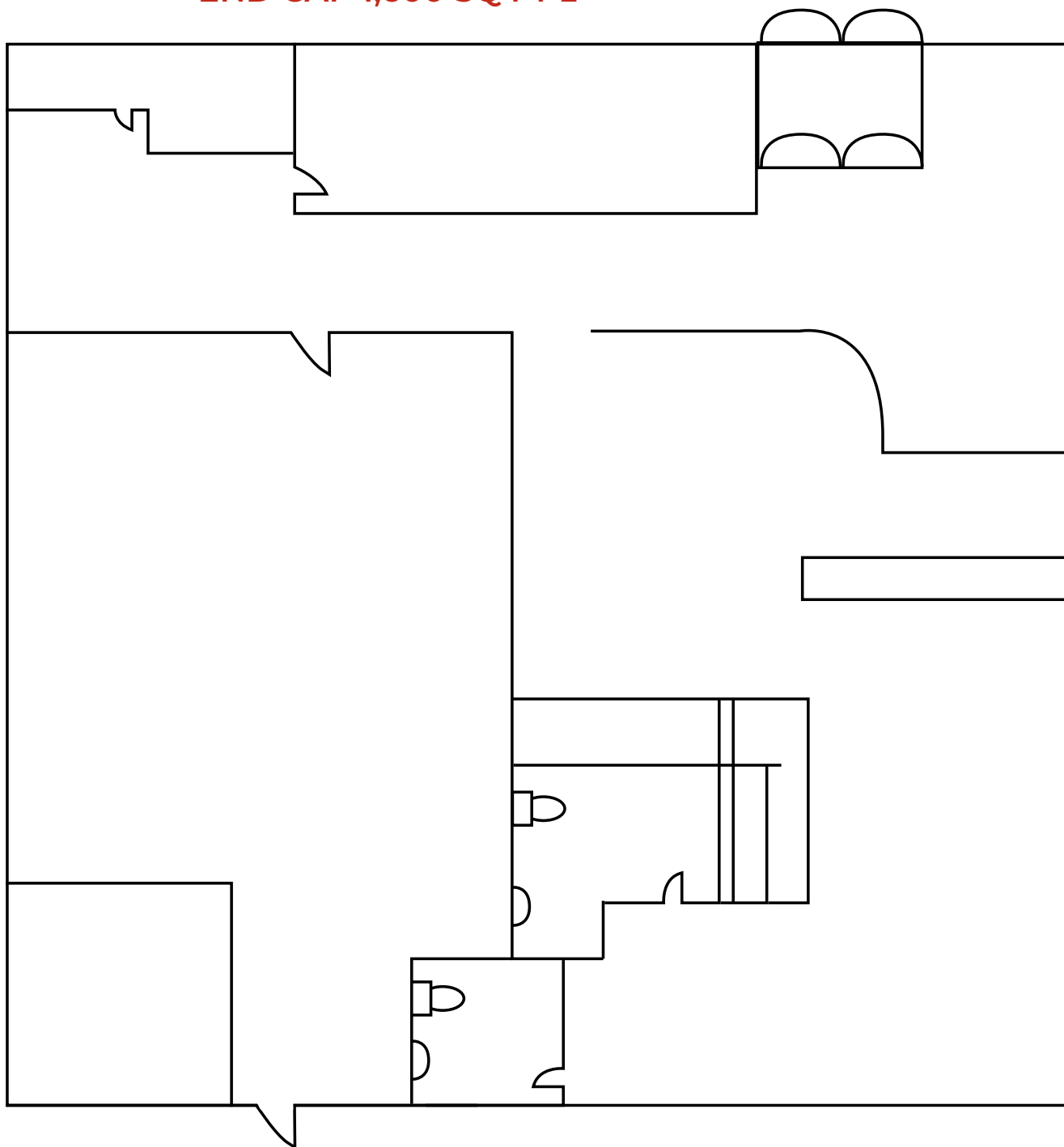


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CRU 168A
END CAP 1,600 SQ FT ±



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

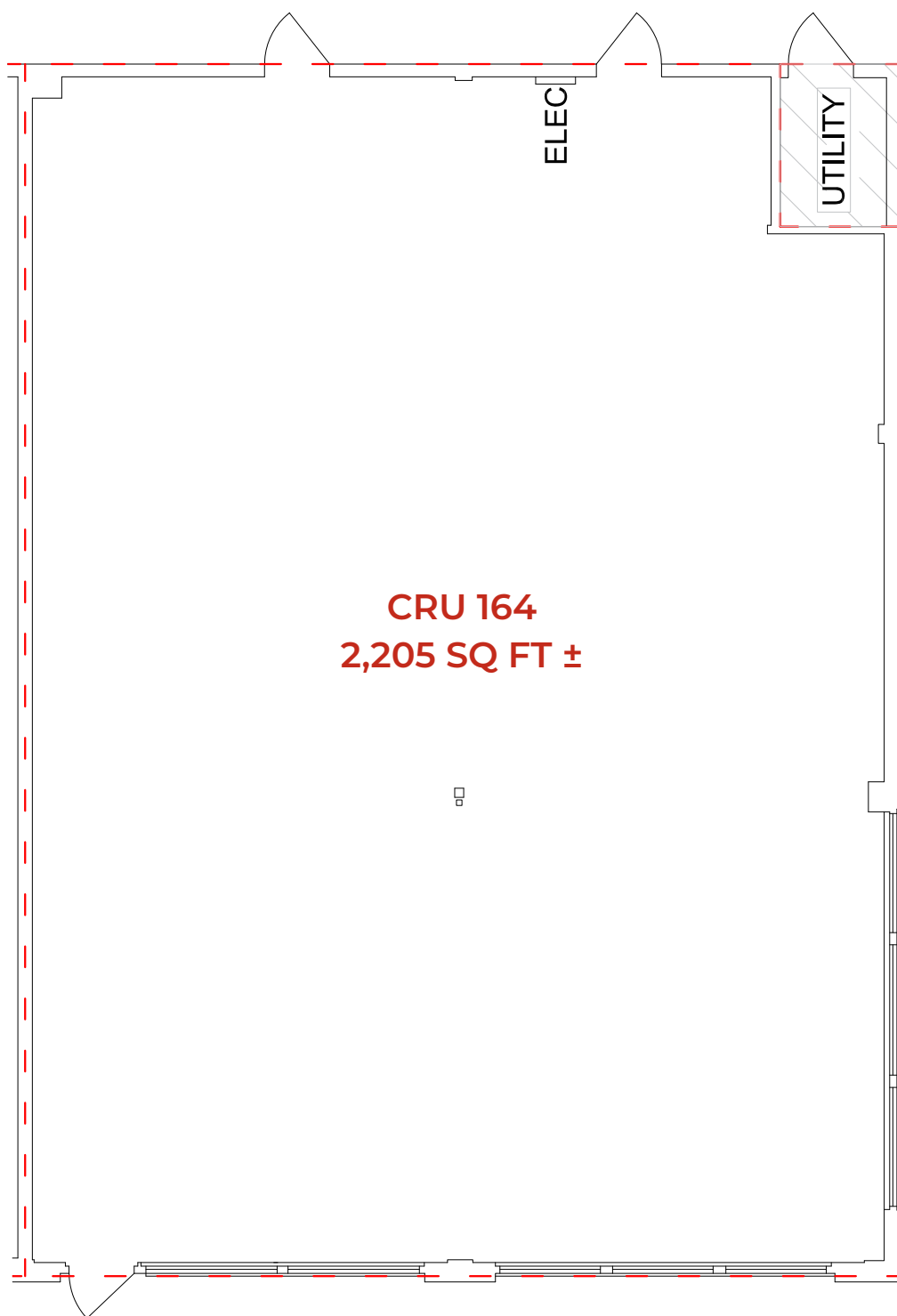


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Available Units/Floor Plans



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Currently built
out as a Physio &
Massage Clinic



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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.

Photos



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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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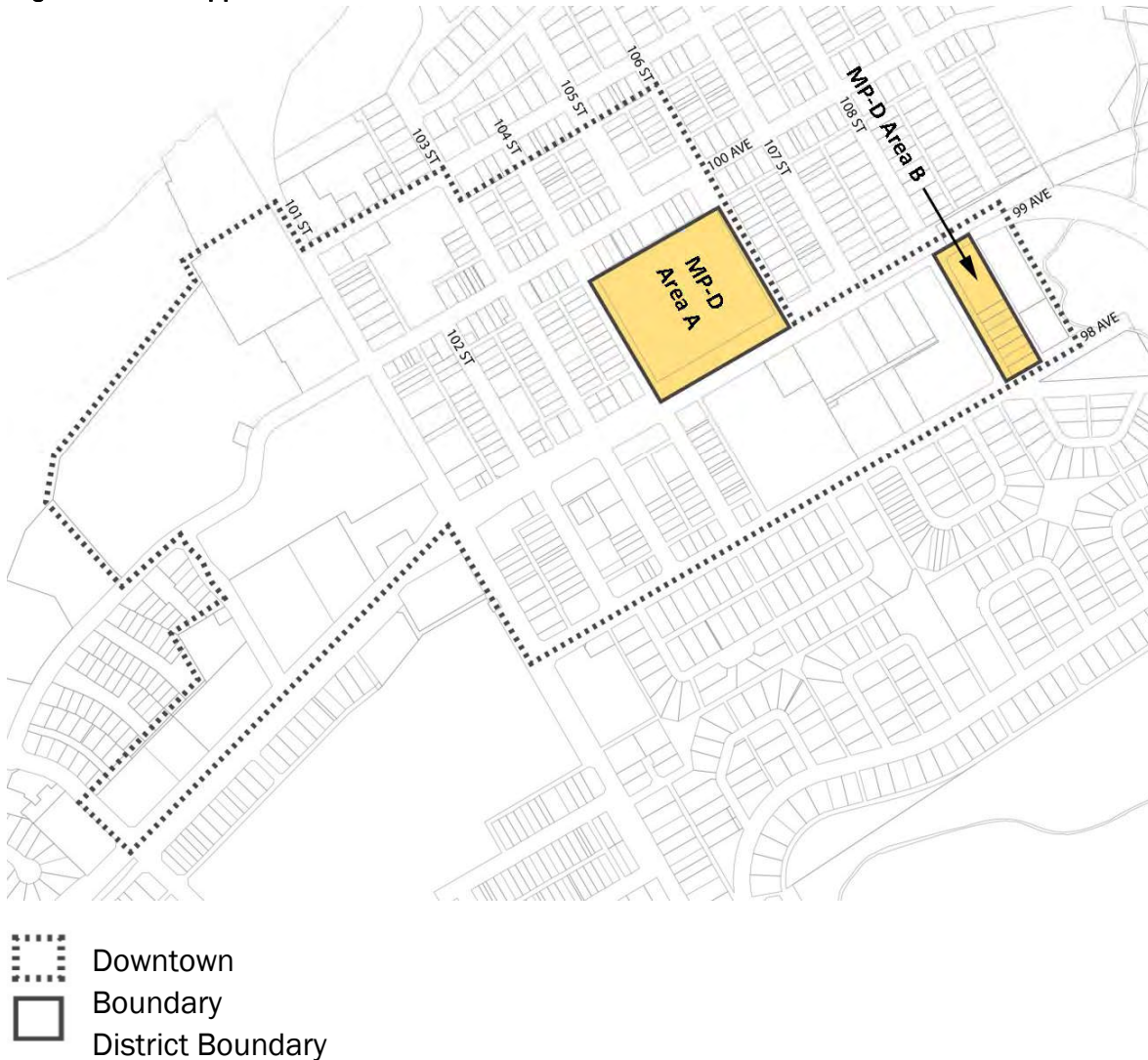
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MP-D (Mall Precinct - Downtown)

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

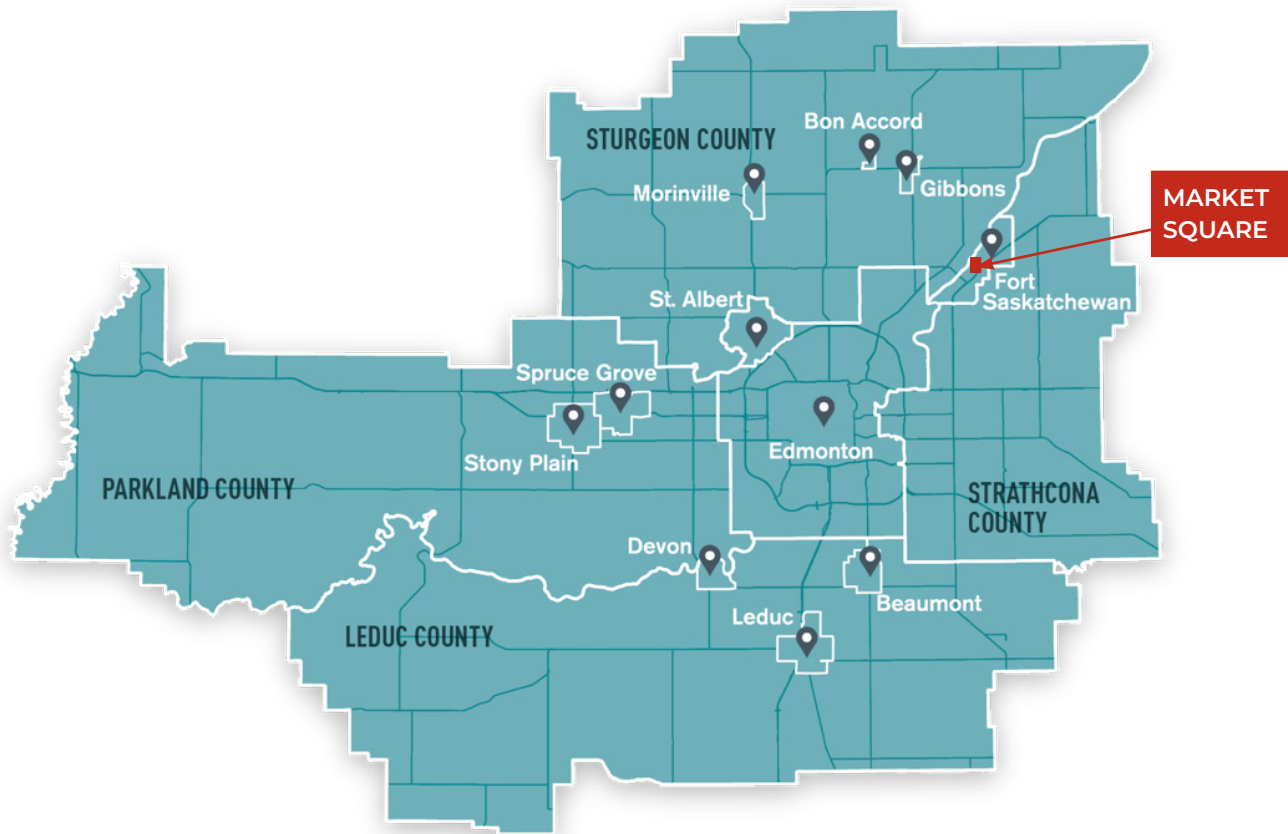


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Regional Map



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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