

# FOR LEASE

## MARKET SQUARE, FORT SASKATCHEWAN

10404 99 Avenue, Fort Saskatchewan, AB



### HIGHLIGHTS

- Downtown Fort Saskatchewan retail opportunities
- Various units ranging from 1,112 sq ft (±) - 5,192 sq ft (±)
- Available unit with additional yard storage area
- 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

### CONTACT

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

Partner, Associate

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## PROPERTY INFORMATION

MUNICIPAL ADDRESS	10404 99 Avenue, Fort Saskatchewan, AB
LEGAL DESCRIPTION	Plan: 0 Block: X
NEIGHBOURHOOD	Downtown
ZONING	MP-D (Mall Precinct-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
POSSESSION	Negotiable

## 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

## FINANCIAL INFORMATION

ASKING RATE	\$22.00/sq ft
OPERATING COSTS	\$9.50/sq ft (property taxes, building maintenance, management fees)
TERM	Negotiable
TIA	Negotiable

## ABOUT MARKET SQUARE

Join neighbours such as:

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

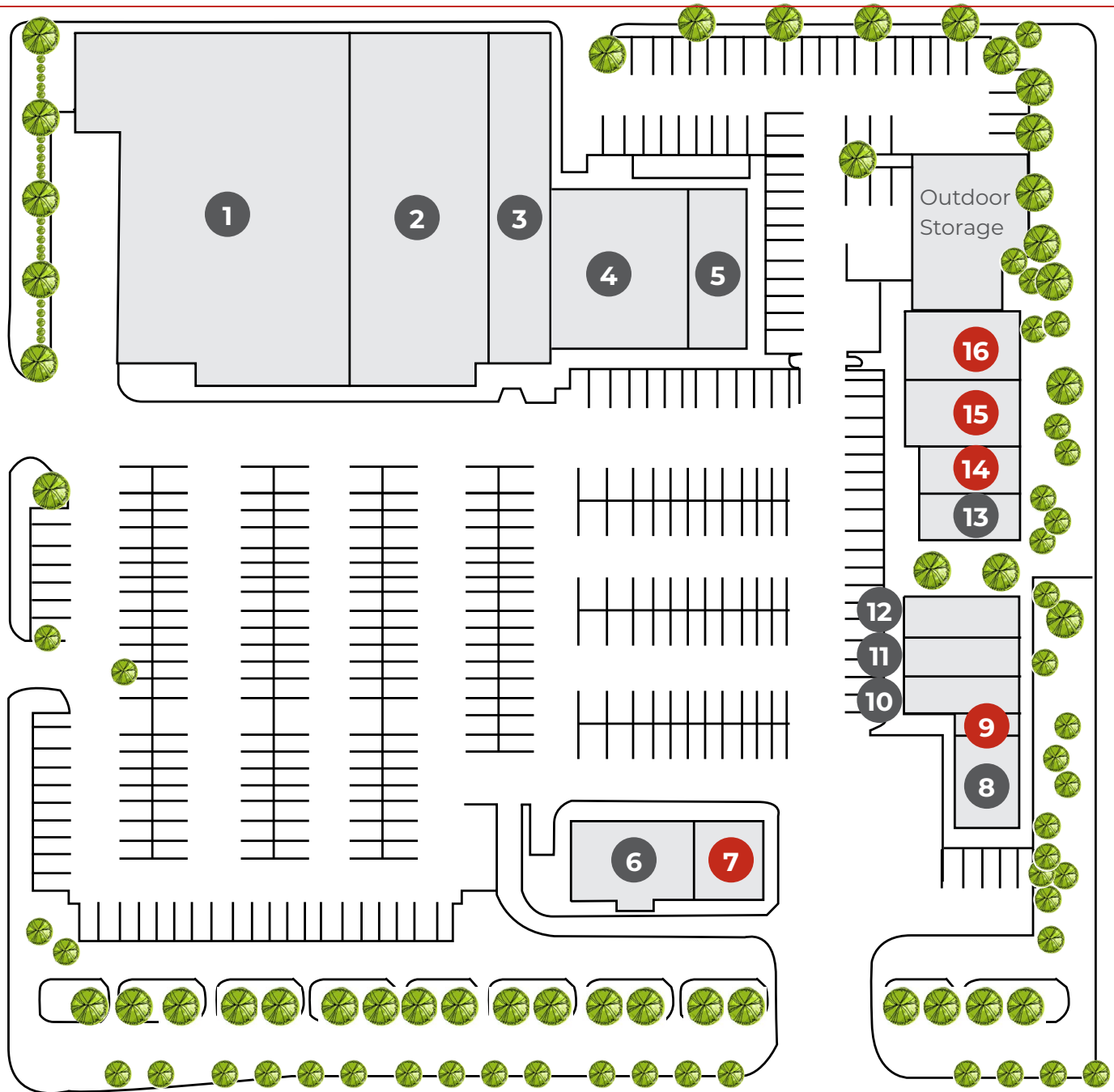


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# SITE PLAN



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 (±)
8. Nexus Therapeutic/Physiotherapy and Massage
9. 1,112 sq ft (±)
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 (±)
15. 1,804 sq ft (±)
16. 1,733 sq ft (±)



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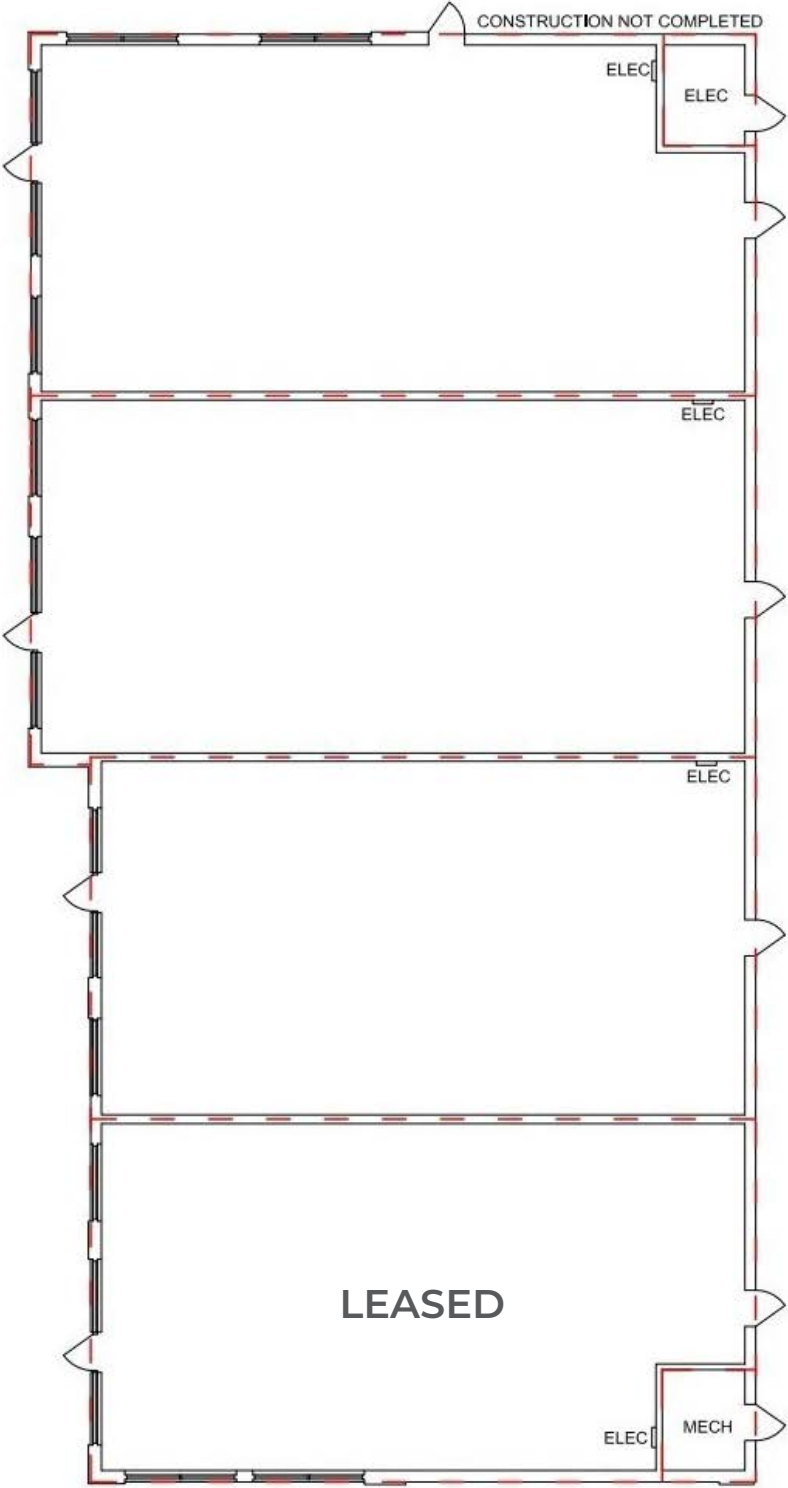
AVAILABLE UNITS/FLOORPLANS

CRU 128  
1,733 Sq Ft

CRU 132  
1,804 Sq Ft

CRU 136  
1,655 Sq Ft

CRU 144  
1,587 Sq Ft



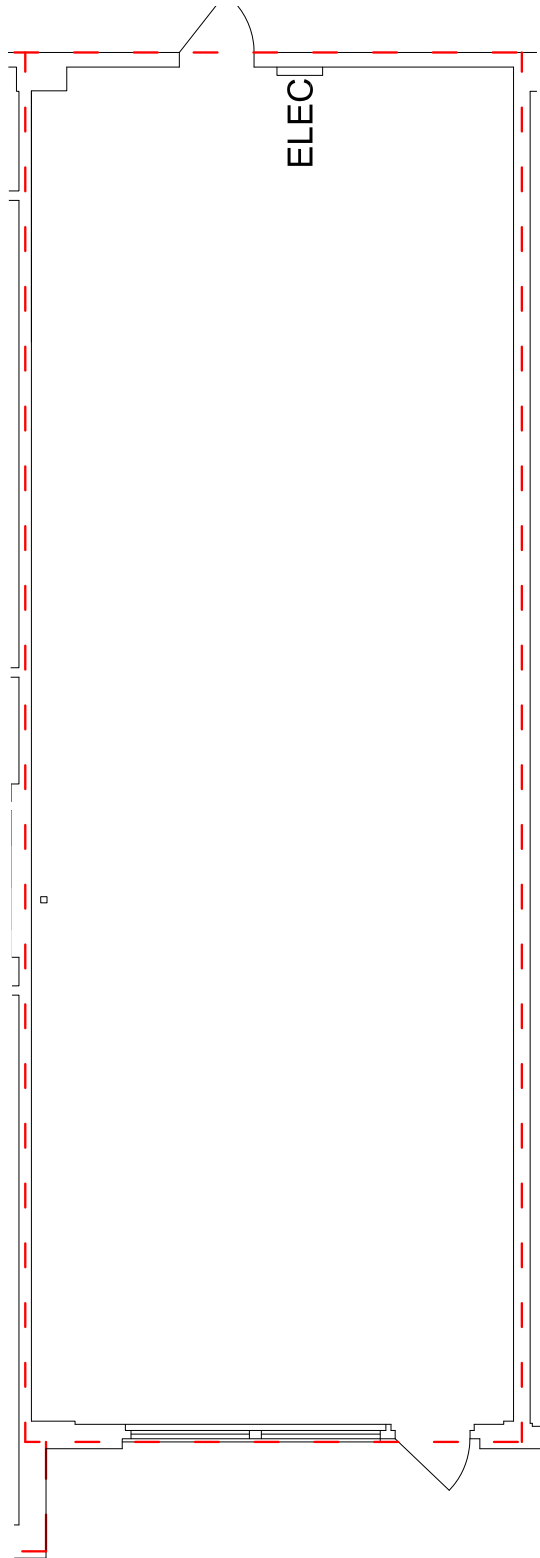
TARGET USES

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

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.

AVAILABLE UNITS/FLOORPLANS

CRU 162  
1,112 SQ FT



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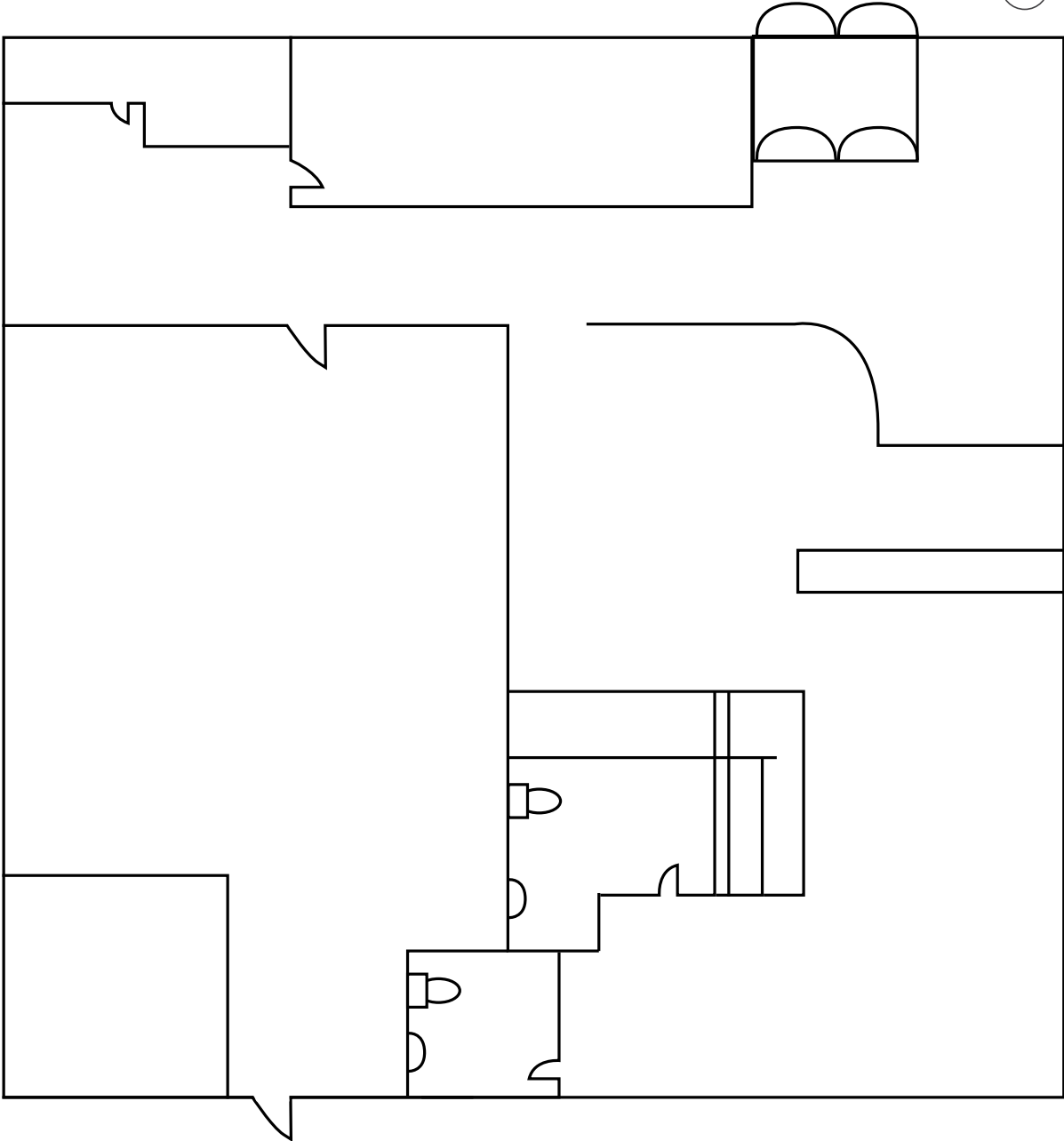
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AVAILABLE UNITS/FLOORPLANS

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



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	 HEALTH SERVICES	 COMMUNITY
<div><div>K-12 Schools</div><div><ul style="list-style-type: none"><li>6 Elementary Schools</li><li>3 Junior High Schools</li><li>3 High Schools</li></ul></div></div> <div><div>Post-Secondary Schools</div><div><ul style="list-style-type: none"><li>University of Alberta (36 km)</li><li>Northern Alberta Institute of Technology (30 km)</li><li>Macewan University (33 km)</li></ul></div></div>	<div><div>Fort Saskatchewan Community Hospital</div><div>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.</div></div> <div><div>Other Health Services</div><div><div><ul style="list-style-type: none"><li>8 medical clinics</li><li>2 Walk in Clinics</li><li>13 Dentist Offices</li><li>4 Optometrist Centres</li></ul></div><div><ul style="list-style-type: none"><li>4 Chiropractor Clinics</li><li>1 Nursing Home</li><li>1 Seniors Lodge</li><li>2 Seniors Apartments</li></ul></div></div></div>	<div><div>Outdoor Recreation Facilities</div><div><ul style="list-style-type: none"><li>Boat Launch</li><li>Campground</li><li>Ball Parks</li><li>Dog Park</li></ul></div></div> <div><div>Places To Visit</div><div><ul style="list-style-type: none"><li>Indoor Recreation Complex</li><li>Theatre</li><li>Library</li><li>Bowling Alley</li><li>Pool</li></ul></div></div>



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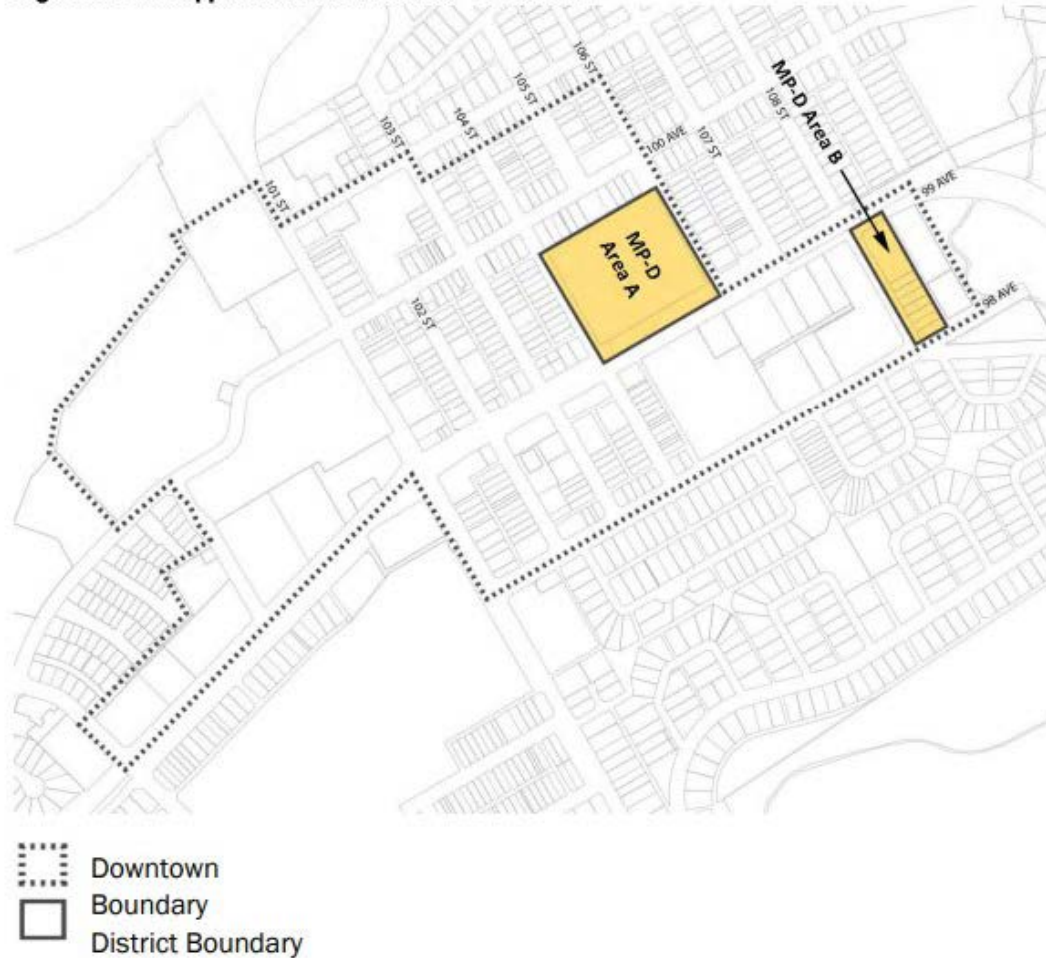
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#### 10.15. MP-D - MALL PRECINCT - DOWNTOWN

**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>

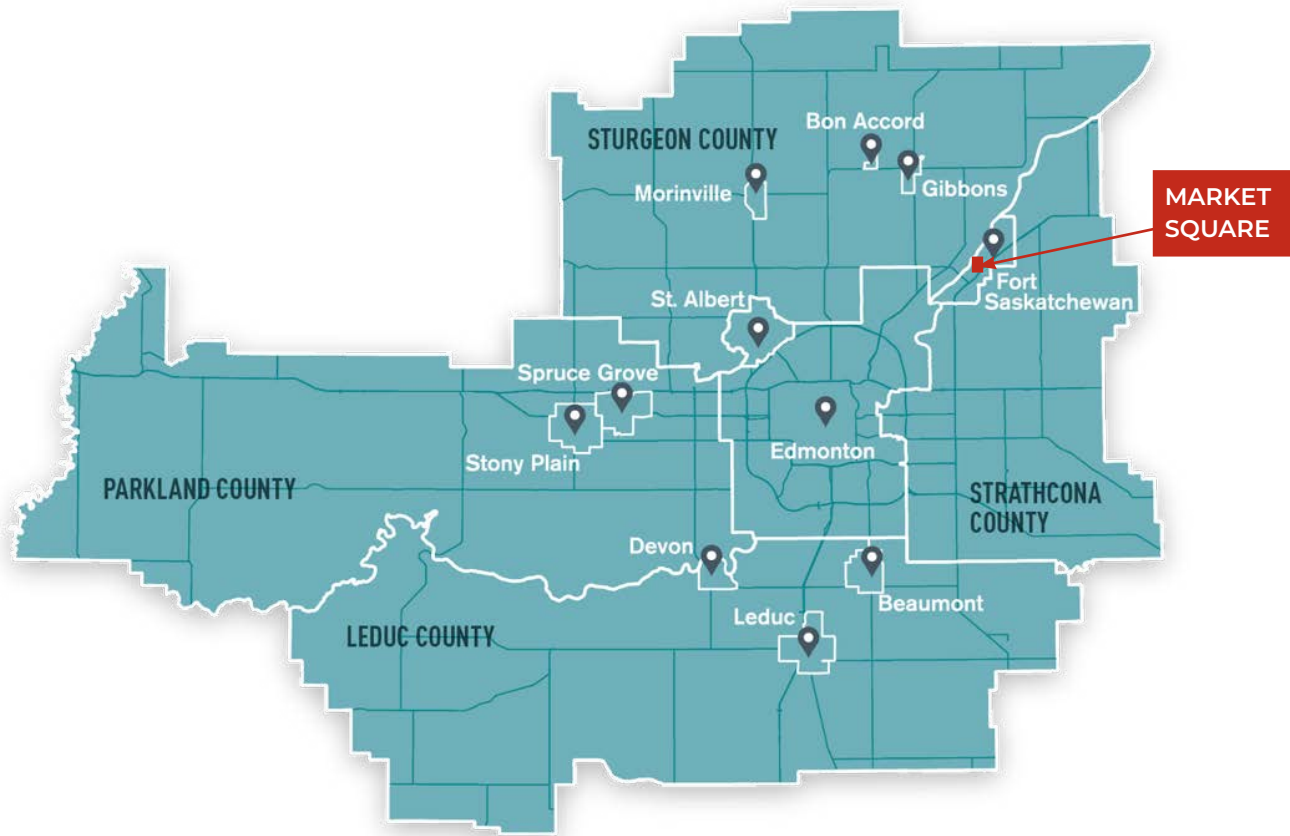


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## REGIONAL MAP



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



Cody Huchkowski is embarking on an exciting new chapter in Commercial Real Estate as he begins his third career. Originally from Saskatchewan, Cody grew up in the Ottawa Valley and spent the last 13 years in Vancouver before recently settling in Edmonton.

After graduating from the Police Foundations Program at St. Lawrence College in Kingston, Ontario, Cody pursued further education and became a Red Seal Journeyman Powerline Technician. He spent nine years thriving in the trades before making a bold move to transition into in-home sales within the custom window industry. Over five years, Cody honed his interpersonal skills by working with over 1,500 homeowners, helping them make one of the most significant investments in their homes.

A little over a year ago, Cody 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 thrilled to bring his enthusiasm, work ethic, and fresh perspective to the industry. Driven by a commitment to helping his clients achieve their goals, he believes that success is a shared experience: when clients win, everyone wins. With a strong focus on results and a dedication to delivering personalized service, Cody is ready to help turn your vision into reality.



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