

DOWNTOWN FORT SASK. RETAIL SPACE

9925 104 STREET, FORT SASKATCHEWAN, AB | FOR LEASE



PROPERTY HIGHLIGHTS

- Competitive lease rates
- Located in the heart of downtown Fort Saskatchewan
- Direct exposure to 104 Street and 100 Ave
- Just steps away from Giant Tiger, City Hall, and numerous retailers and office users



PROPERTY DETAILS

Address:	9925 104 St, Fort Saskatchewan, AB
Legal Description:	Plan O; Block 14; Lot 16
Zoning:	Core Commercial - Downtown (CC-D)
Signage:	Fascia Signage; rent-free
Lease Rate:	Negotiable
Additional Rent:	\$5. ⁴⁶ / SF
Rentable Area:	Suite #2: 604 SF (+/-) Suite #3: 1864 SF (+/-) LEASED
Possession:	Immediate
Interior Improvements:	Unit 1 - formerly a massage clinic Unit 2 - general space
Parking:	Rear private parking & ample street parking in front of the property



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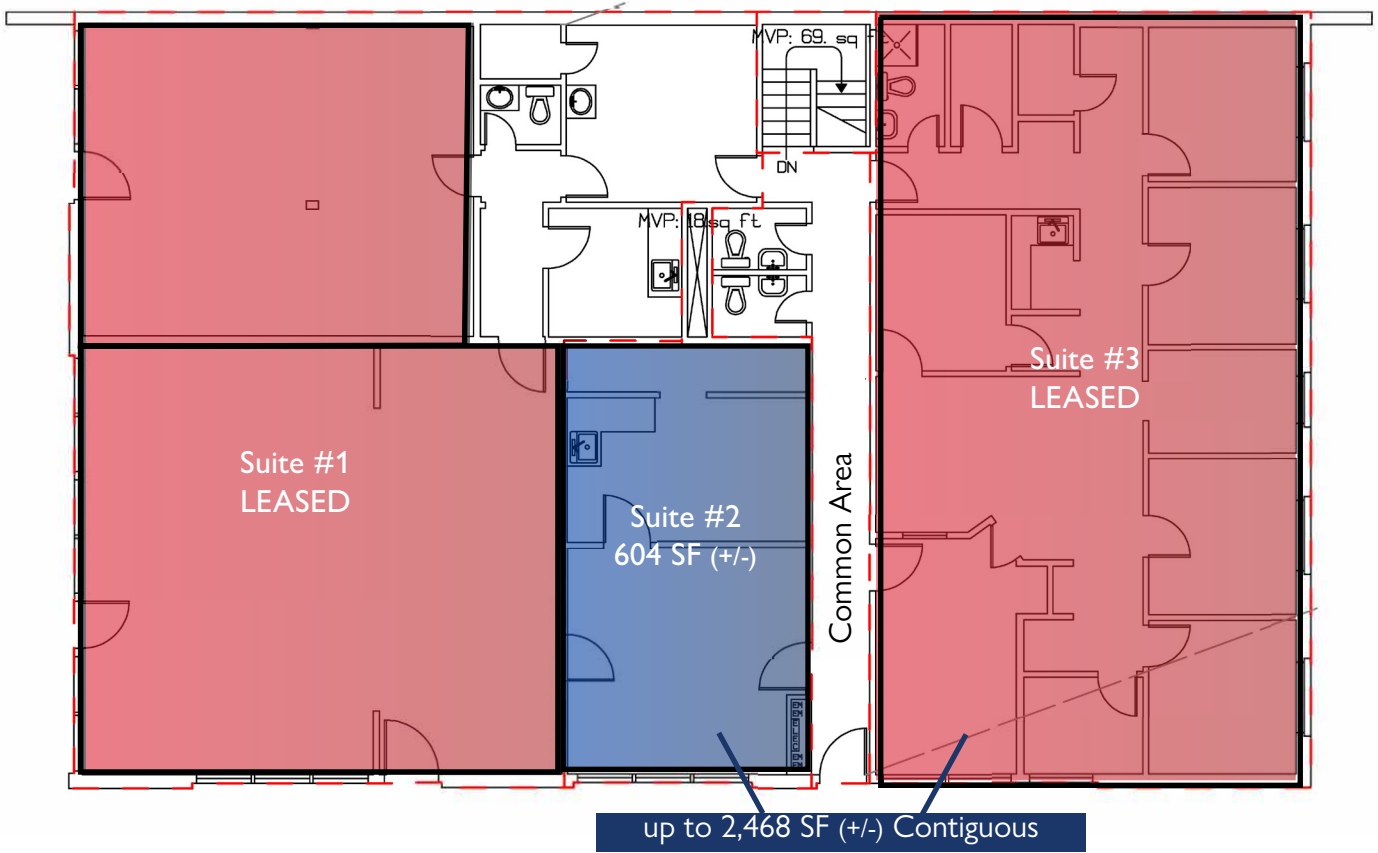
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SITE PLAN

Available

Leased



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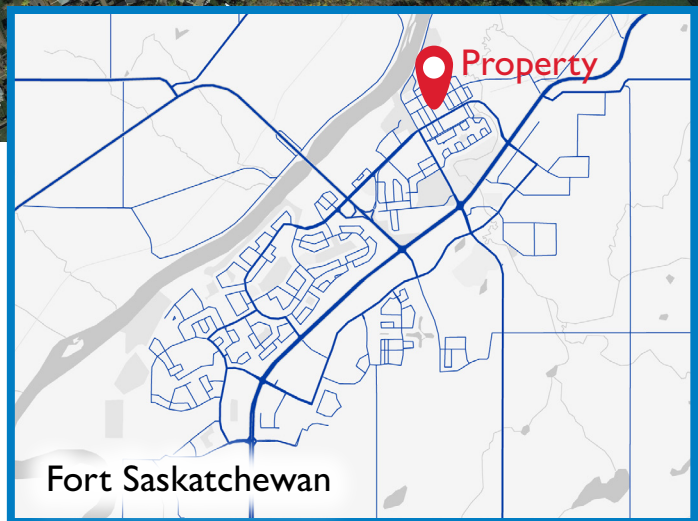
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THE AREA



FORT SASKATCHEWAN

As one of Alberta's fastest growing cities, Fort Saskatchewan is home to a young, emerging affluent, family demographic. The thriving city is located 25 kilometers north east of Edmonton. 44% of the population has post-secondary education and approximately 30% of the population are within the ages of 25-34.



DEMOGRAPHICS | FORT SASKATCHEWAN



Population (2018):
26,328

Projected Population for 2020:
31,500



Households (2018):
9,937

Average Household Income (2016):
\$118,000