

FOR LEASE

Negotiable Rate

RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE

For Lease
Adel Hanafi | Up to 2,200 SF (+/-)

780.710.2131

www.commercialyeg.ca

DOWNTOWN RETAIL SPACE

9925 104 Street, Fort Saskatchewan, AB

Property Description

This property offers competitive lease rates and is ideally located in the heart of downtown Fort Saskatchewan, with direct exposure to both 104 Street and 100 Avenue.

It is just steps away from popular destinations such as City Hall and a variety of retailers and office users, making it a prime location for businesses seeking high visibility and foot traffic.

Additional benefits include rent-free fascia signage, allowing for prominent branding, and convenient parking options with rear private parking as well as ample street parking available in front of the property.

The interior improvements include Unit 3, which was formerly a massage clinic, and Unit 1A, which was previously half of a barbershop, providing flexible space ready for customization based on business needs.

Plan O, Block 14, Lot 16
LEGAL

604 - 3,656 SF ±
RENTABLE AREA

(CC-D)
Core Commercial - Downtown
ZONING


\$5.46/SF ± est.
ADDITIONAL RENT

Negotiable
LEASE RATE

Immediate
POSSESSION

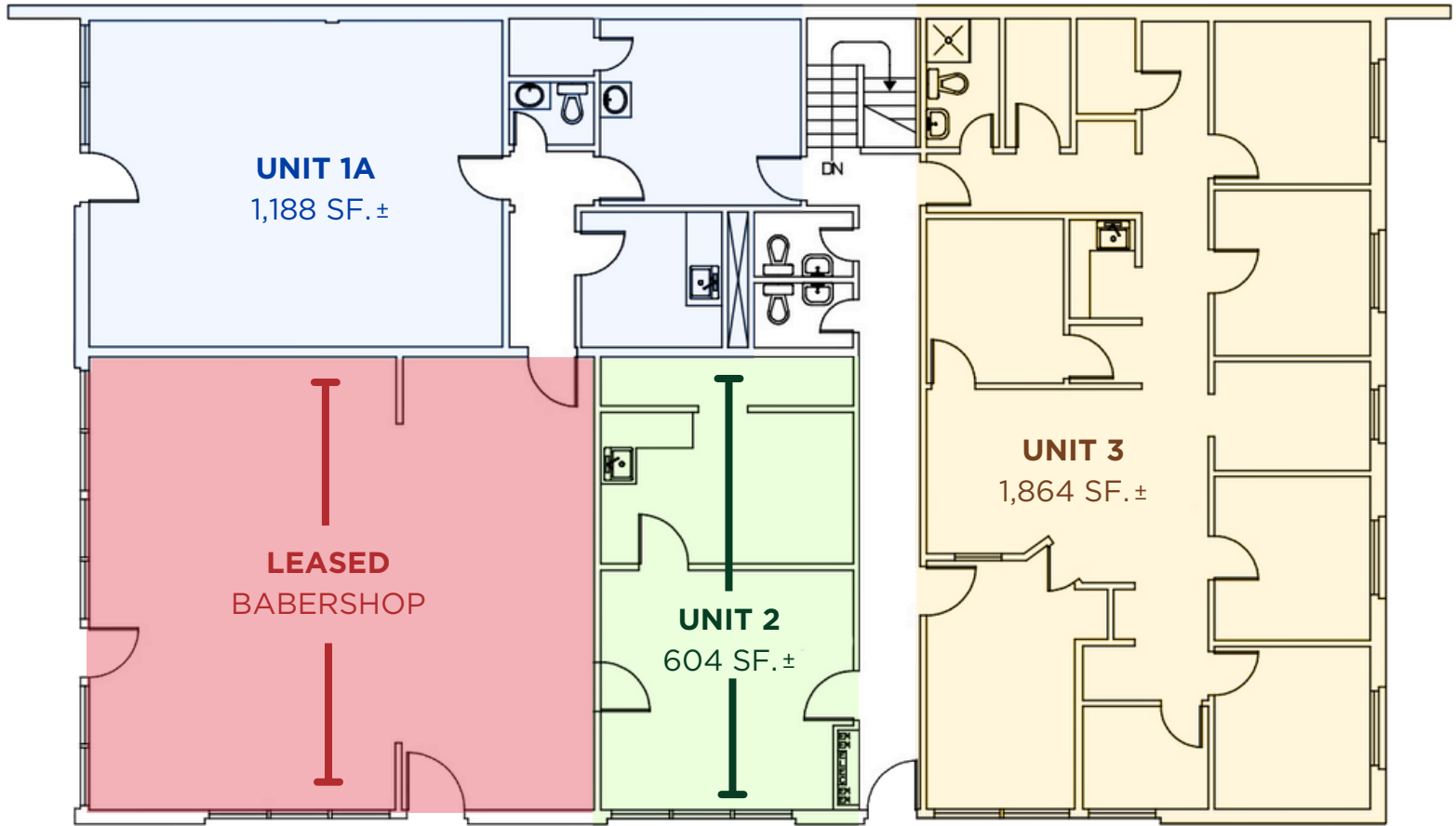
RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

Adel Hanafi, Vice President - Investment Sales and Leasing

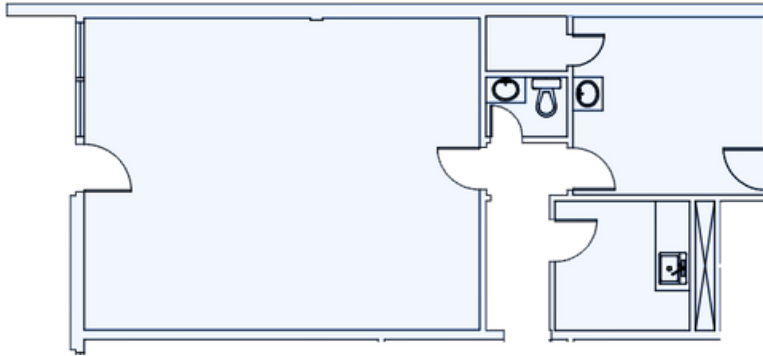
 **(780) 710-2131**

 **adel@commercialyeg.ca**

FLOOR PLAN



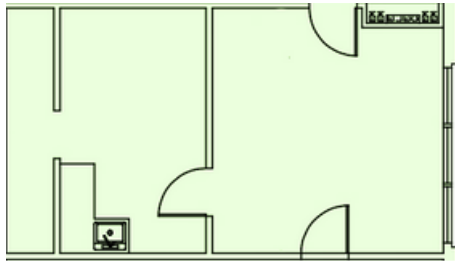
AVAILABLE UNITS



UNIT 1A

1,188 SF ±

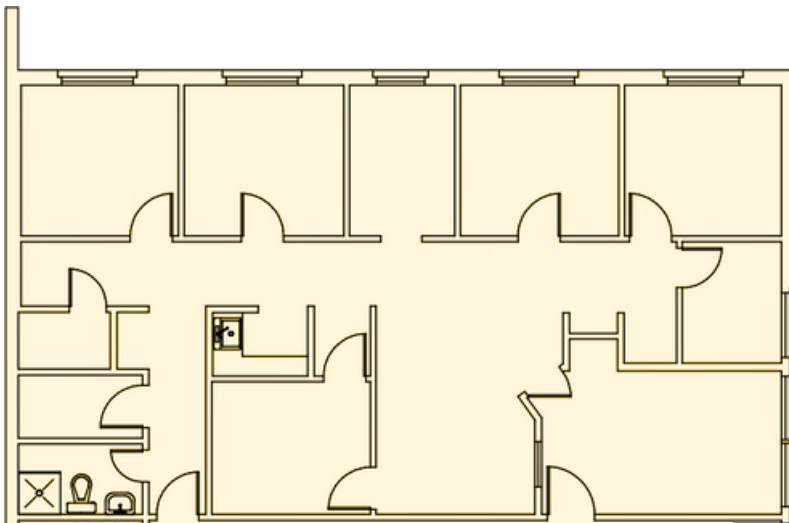
Unit includes:
3 Rooms and 1 Bathroom



UNIT 2

604 SF ±

Unit includes:
2 Rooms and 1 Storage Room



UNIT 3

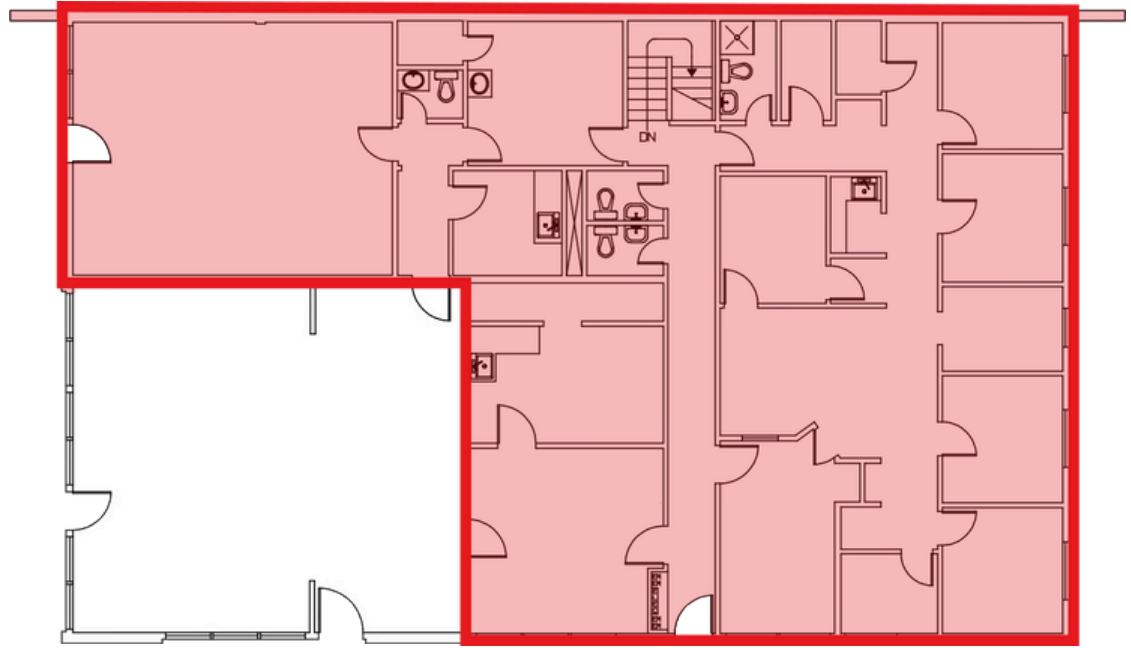
1,864 SF ±

Unit includes:
9 Rooms, 1 Staff Room, 1 Storage Room,
and 1 Bathroom

ALTERNATIVE OPTIONS

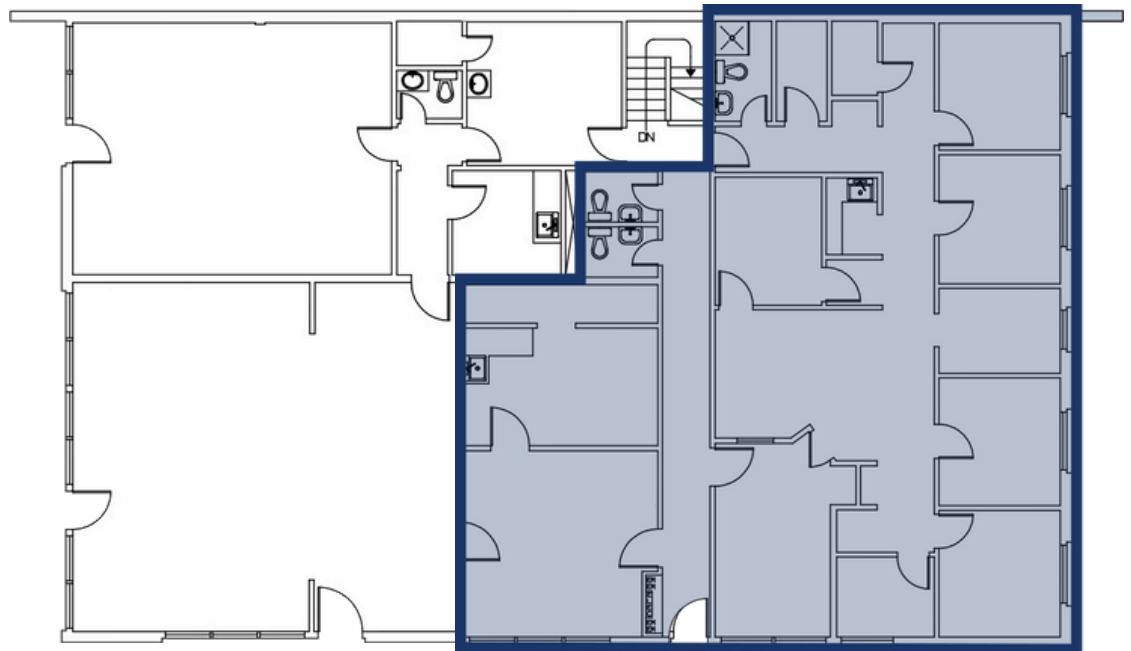
OPTION 1:
Unit 1 + 2 + 3

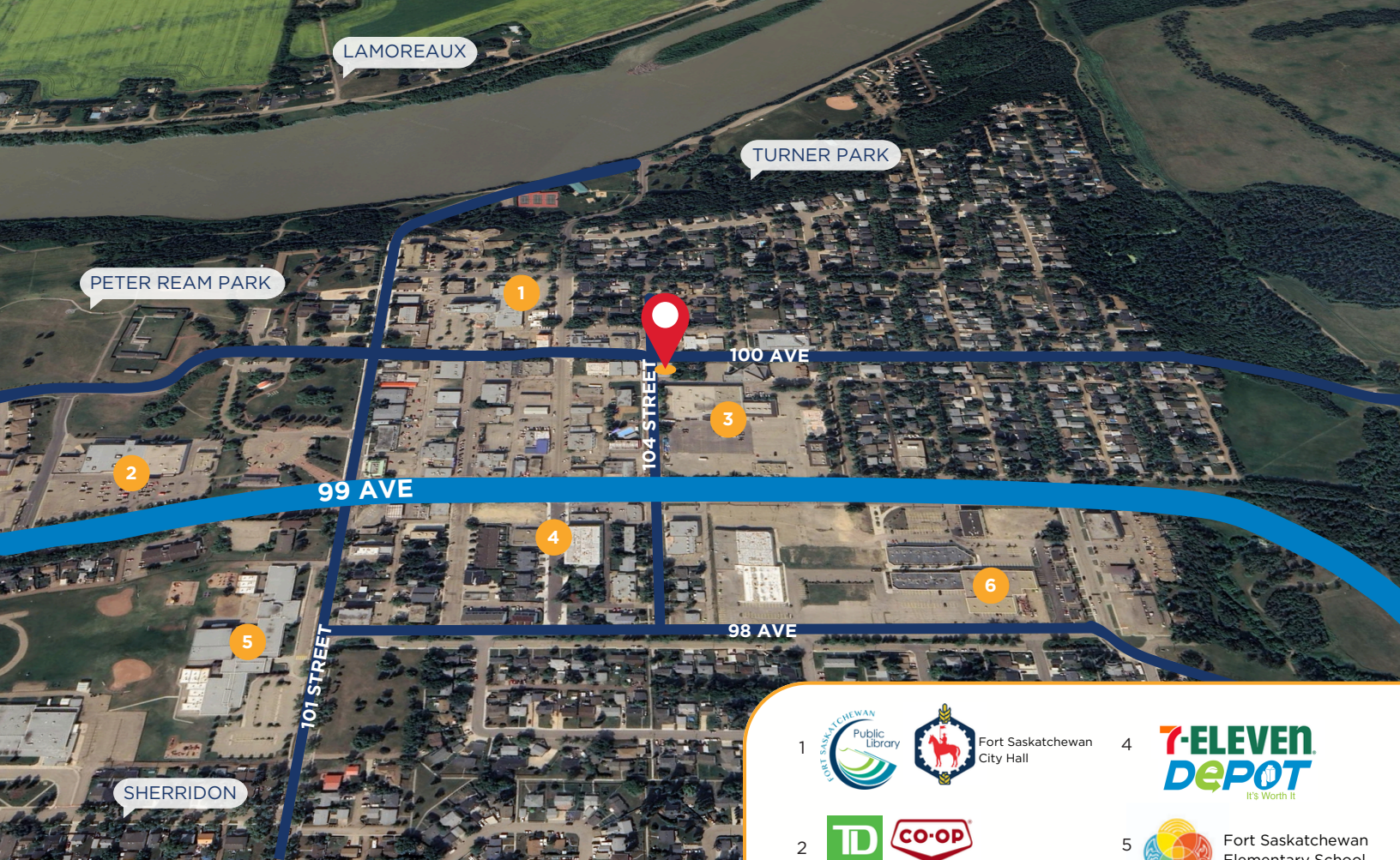
Rentable Area (approx.):
3,656 SF ±



OPTION 2:
Unit 2 + 3

Rentable Area (approx.):
2,468 SF ±





1	 	4	 
2	  	5	
3	 	6	 

DEMOGRAPHICS

3KM RADIUS IN 2024

9925 104 Street, Fort Saskatchewan, AB

This property offers convenient access to amenities like grocery stores, restaurants, and parks. It's a short drive from the downtown core and is well-connected to major roads such as Highway 21 and Highway 15, providing easy access to both Fort Saskatchewan and Edmonton. The area features a mix of residential homes, schools, and community centers, making it an ideal, family-friendly location.



POPULATION
500



COMMUTE
86% Car



HOUSING
Owner: 40.3%
Renter: 59.7%



INCOME
Individual: \$50.2k
Family: \$106.5k



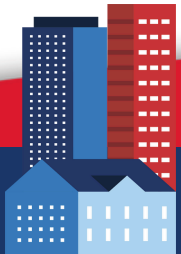
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