

1,604 sf

Unit 705

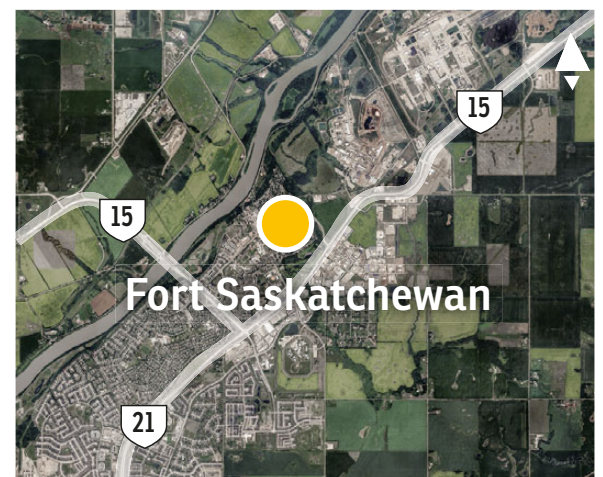


DOWNTOWN RETAIL BAY FOR LEASE / SALE

Fort Station Mall

10441 99th Avenue, Fort Saskatchewan, AB

- » Located along 99th Avenue – Fort Station Mall
- » Ample Parking



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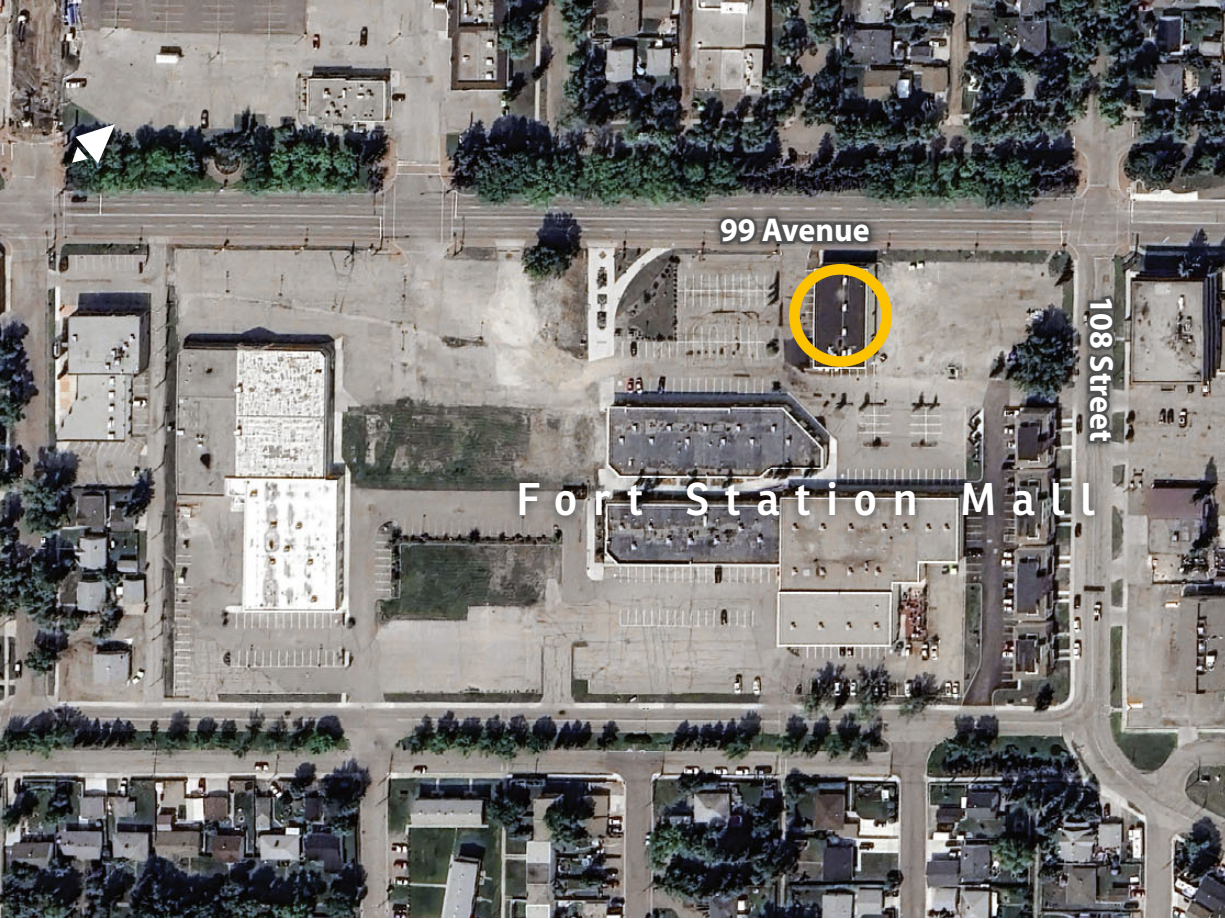
LOCAL EXPERTISE MATTERS



CELEBRATING

50 YEARS

1973-2023



FORT STATION MALL'S TENANTS:

- Vivid Vision
- Skin Effect
- Cosmic Pizza & Donair
- Royal LePage,
- AceLiquor
- Renew Hair & Esthetics
- Fire & Flower
- Treehouse Daycare
- A Fairytale Beginning Preschool
- Benjamin Moore
- Lamoreaux Support Services
- The Venue Restaurant
- Fort Station Medical Clinic & Pharmacy
- Judy's Safety
- Life Church

PROPERTY INFORMATION

MUNICIPAL ADDRESS:
Unit 705, 10441 99 Avenue, Fort Saskatchewan, AB

LEGAL ADDRESS: Plan 1922484; Block 5

ZONING: C5 (Fort Mall Redevelopment District)
See Uses on the next page

YEAR BUILT: 2019

UNIT AREA:
1,604 sq. ft. – Unit 705

CEILING HEIGHT: 23' clear

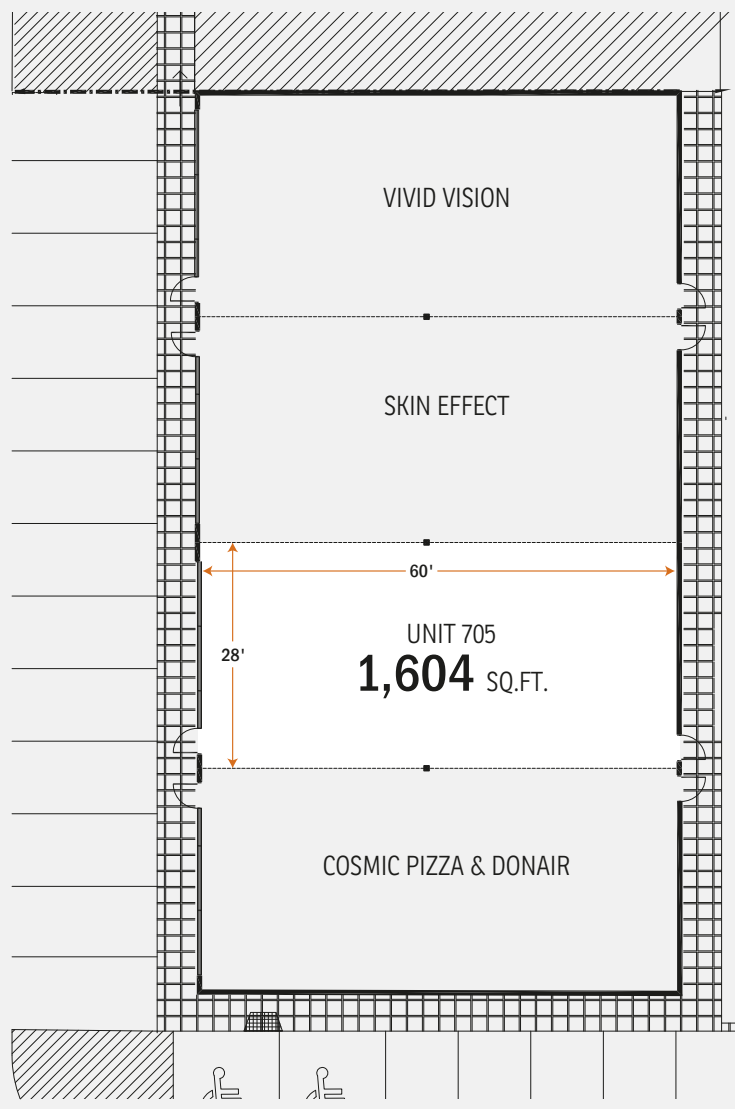
LEASE INFORMATION

BUDGETED OPERATING COSTS (2024):
\$8.00 per sq. ft.

ASKING NET RENT:
\$25.00 per sq. ft.

SALE INFORMATION

PRICE: \$595,000





Unit 705



Unit 705

PERMITTED USES

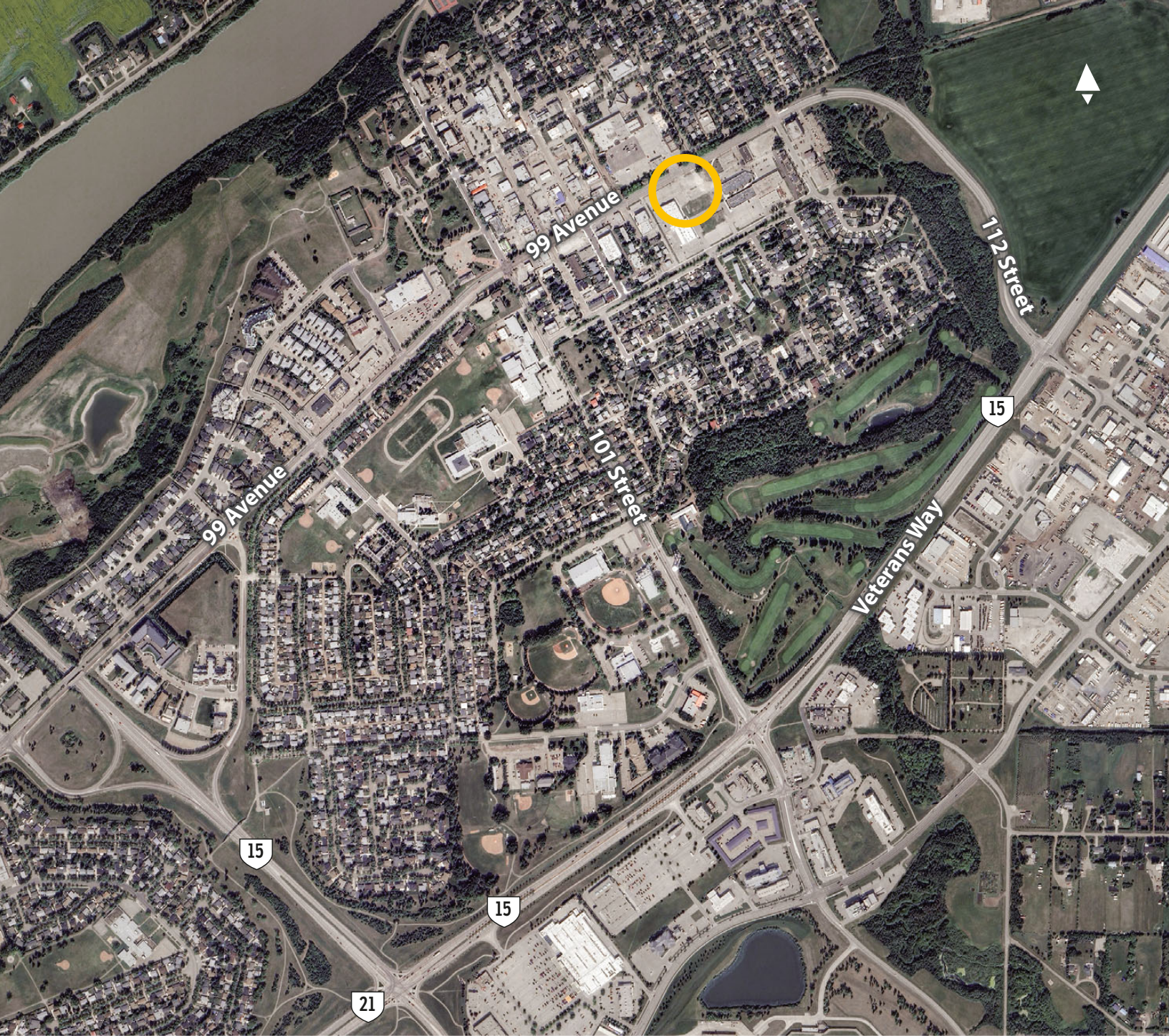
- Apartment
- Assisted Living Facility
- Business Support Service
- Child Care Facility
- Commercial School
- Community Service Facility
- Eating and Drinking Establishment
- Emergency Response Service
- Entertainment Facility, Indoor
- Health Service
- Home Office
- Hotel
- Multi-attached Housing
- Parking Facility
- Personal Service
- Pet Care Service
- Place of Worship
- Private Club
- Professional, Financial, and Office
- Service
- Public Facility
- Recreation Facility, Indoor
- Retail Store (Convenience)
- Retail Store (General)
- Retail Store (Liquor)
- Seasonal Garden Centre
- Sign, Billboard (Limited)
- Sign, Fascia
- Sign, Fascia (Limited)
- Sign, Freestanding
- Sign, Freestanding (limited)
- Sign, Portable
- Sign, Portable (Limited)
- Sign, Projecting
- Temporary Sales Centre

DISCRETIONARY USES

- Breweries, Wineries, and Distilleries
- Casino
- Custom Manufacturing Establishment
- Government Service
- Greenhouse
- Kennel
- Late Night Club
- Live Work Unit
- Pawn Shop
- Recreation Facility, Outdoor
- Retail Store (Cannabis)
- Show Home
- Temporary Outdoor Event
- Vehicle Sales, Leasing or Rental
- Facility (limited)
- Veterinary Clinic

FUNDAMENTAL USE PROVISIONS

- That Child Care Facility and Home Business uses are not Permitted Uses within an apartment.
- That Kennel shall not include any outside enclosures, pens, or exercise areas.
- That Multi-Attached Housing shall be limited to the Periphery Zone.
- That Pet Care Service shall not include any outside enclosures, pens, or exercise areas.
- That any Use which includes a drive-through service shall be considered neither Permitted nor Discretionary Uses.
- That Eating and Drinking Establishment shall be considered a Discretionary Use when the Site is Adjacent to a Residential Land Use District.



Fort Saskatchewan Demographics



Population

28,155
2023



Average Household income

\$136,718 **\$160,556**
2023 2028



Median Age

36.8 **39.1**
2023 2028



Current Consumption / Person



\$17,334
FOOD



\$5,506
HEALTH CARE



\$6,894
RECREATION



\$2,888
PERSONAL CARE



\$4,829
LIQUOR/TOBACCO

Source: Statistics Canada

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