

FOR SALE

FORT SASKATCHEWAN OWNER/USER OPPORTUNITY

10208 - 99 AVENUE
FORT SASKATCHEWAN, AB



VACANT, TURN-KEY RESTAURANT/LOUNGE - READY FOR OWNER-USER

N

The Opportunity:

Acquire a rare, freestanding commercial building in the heart of Fort Saskatchewan's vibrant downtown core. Strategically located along 99 Avenue—a primary arterial corridor—this property offers maximum brand exposure and high traffic counts.

Currently vacant and fully demised for restaurant or lounge use, the building provides a turnkey solution for an owner user looking to launch immediately. Enjoy the benefits of full asset control with zero condo fees in a prime, high-visibility location.

Building Highlights:

- **Turn-Key Restaurant:** Fully built-out with kitchen, bar, storage, and office.
- **Capacity:** Total seating for 112 (72 indoor + 40 on the outdoor patio).
- **Recent Upgrades:** Extensive renovations over the last 8 years, including epoxy flooring and upgraded finishes.
- **Infrastructure:** 200-amp service, new windows/doors, and two 10-year-old forced air gas furnaces.
- **Recent Maintenance:** Roof updates completed in 2021 and 2023.

Nicole Wells, Associate
Retail Sales & Leasing
P: 780 220 6154 E: nicole@hcrgroup.ca

HCR | HUGHES
COMMERCIAL
REALTY GROUP

hcrgroup.ca

FOR SALE | FORT SASKATCHEWAN FREESTANDING BUILDING

The Property

MUNICIPAL

10208 - 99 Avenue | Fort Saskatchewan, Alberta

LEGAL DESCRIPTION

Plan O, Block 5, Lot 14

ZONING

CC-D - Core Commercial Downtown

LOT SIZE

± 5,500 SF

BUILDING SIZE

± 2,786 SF

PARKING

Front angle parking and rear public lot access

CONSTRUCTION

Wood and steel frame / concrete slab



CLICK FOR
CURRENT
CC-D USES

Sale Details

SALE PRICE

\$849,000

PROPERTY TAXES [2025]

\$5,333 per annual

THE PATH2ZERO PROJECT: GREEN MILESTONE



Dow is investing over \$10 billion CAD into its Path2Zero expansion in Fort Saskatchewan, Alberta. This landmark project is poised to become the world's first integrated ethylene and polyethylene complex with net-zero Scope and 2 emissions.

Scale: A brownfield expansion designed to triple the site's current capacity.

Timeline

Phase 1: Production begins in late 2029

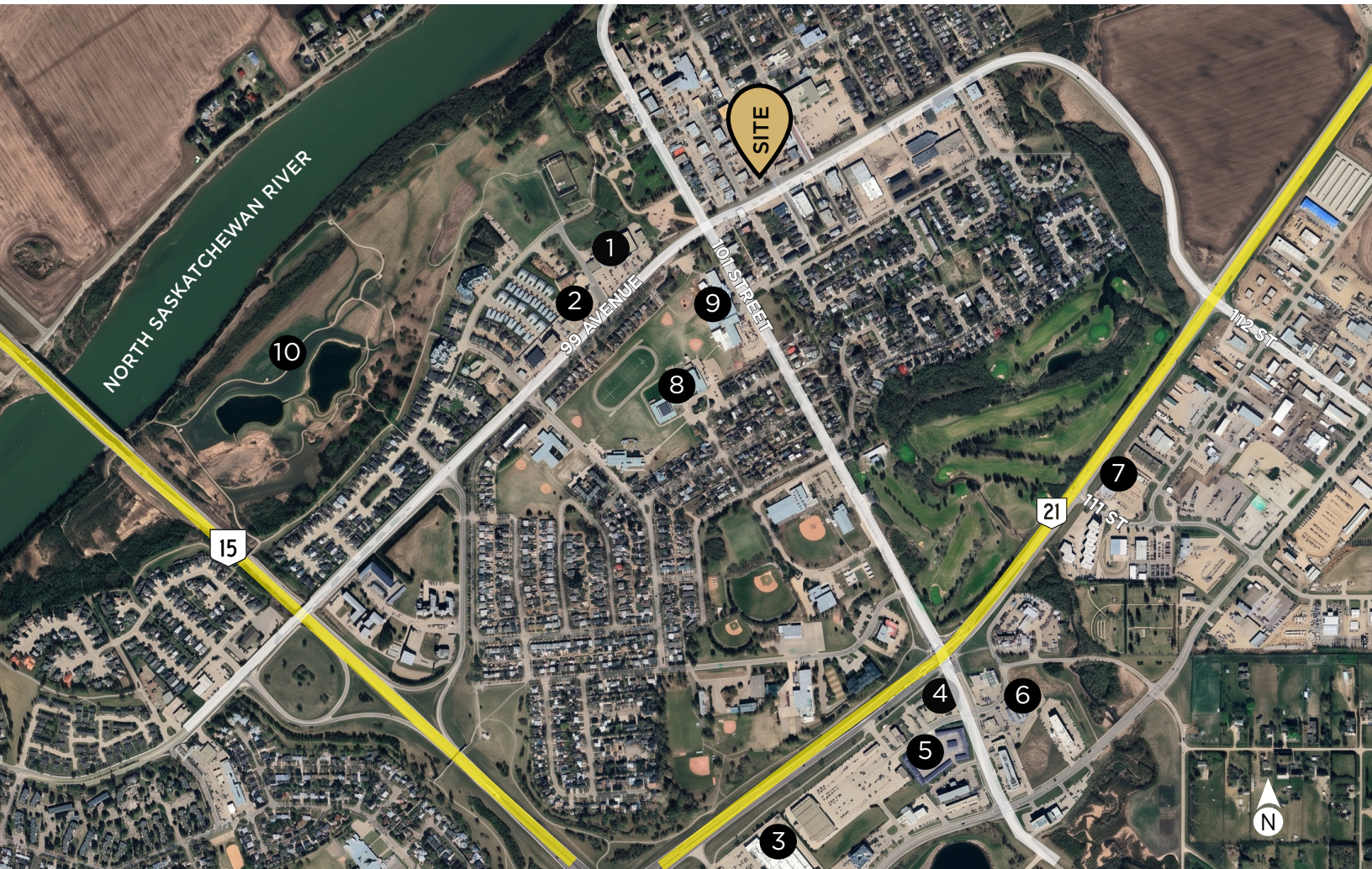
Phase 2: Full operational status by late 2030



Economic Impact: The massive undertaking is expected to generate thousands of construction jobs for the region.



FOR SALE | FORT SASKATCHEWAN FREESTANDING BUILDING



DRIVE TIMES *From Site*



Highway 15	1.5 km 5 Minutes
Highway 37	3.8 km 5 Minutes
Anthony Henday	18.5 km 20 Minutes
Yellowhead Trail	21.0 km 25 Minutes

NEARBY AMENITIES

- | | |
|------------------------|--------------------------|
| 1. Co-op Food Square | 6. Lakeview Inn Suites |
| 2. Dollarama | 7. Home Hardware |
| 3. Walmart Supercentre | 8. Fort Sask High School |
| 4. Tim Hortons | 9. Fort Sask Elementary |
| 5. Days Inn & Suites | 10. Heritage Trails Park |

DEMOGRAPHICS



FORT SASKATCHEWAN
POPULATION
(2025) 35,500



5-YEAR GROWTH
FORECAST
(10 KM | 2023-2028) 3.2%



AVERAGE HOUSEHOLD
INCOME
(10 KM | 2025) \$132,000



TRAFFIC COUNTS
99 AVENUE &
101 STREET (2025) ± 18,200

Nicole Wells, Associate
Retail Sales & Leasing
P: 780 220 6154 E: nicole@hcrgroup.ca



HUGHES
COMMERCIAL
REALTY GROUP

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.