

FOR LEASE:

RETAIL / OFFICE WITH INDUSTRIAL BAY

11128 - 83 AVENUE, FORT SASKATCHEWAN, AB



High exposure corner unit with Retail show room & second floor offices

ASKING PRICE:

\$18.00

Per Sq.f

An excellent opportunity for your business ! Warehouse bay with fenced storage , second floor offices, kitchen and retail show room.

BEN YOVEL

Realtor/Owner
eXp Realty
780-885-1919
yovel@live.ca

Located in Eastgate Business Park with easy access to major industrial industries and developments

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Property Highlights:

- Over 2,750 Sq.f
- Main floor retail store
- Second floor offices
- Industrial bay with OH 12' x 14' grade loading door & Floor drain
- Fenced gated storage yard
- A/C on main and second floor
- Full kitchen in Second floor



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PROPERTY DETAILS

MUNICIPAL ADDRESS 11128 83 Avenue,
Fort Saskatchewan, AB

LEGAL DESCRIPTION Condo Plan: 0729339

NEIGHBOURHOOD Eastgate Business Park

ZONING IL (Light Industrial)

SIGNAGE OPTIONS Yes

POSSESSION Negotiable



- 20 MINS TO SHERWOOD PARK
- 35 MINS TO EDMONTON CENTRE
- 35 MINS TO ACHESON
- 45 MINS TO EIA



AERIAL



ABOUT THE AREA

Join neighbours such as:

- Twobros Equipment Services
- Fort Saskatchewan UFA
- Sherritt Technologies
- Burnco Rock Products
- Deerland Equipment

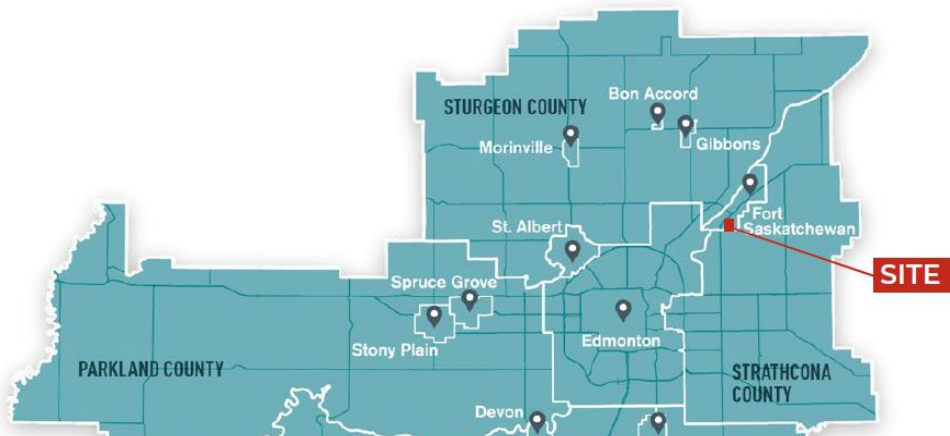


CITY OF
FORT SASKATCHEWAN

NEIGHBOURHOOD MAP



REGIONAL MAP



Main Floor



Second floor



Industrial bay



IL ZONING

To provide for light industrial uses that do not adversely affect adjacent land uses or cause any external, objectionable or dangerous conditions outside of any building on the light industrial site. This district is also intended to provide for offices, research and development activities, and specialized light industrial and manufacturing establishments.

Permitted Uses	Discretionary Uses
- Breweries, Wineries, and Distilleries - Bulk Fuel Depot - Business Support Service - Cannabis Production & Distribution Facility - Contractor Service - Custom Manufacturing Establishment - Emergency Response Service - General Industrial Use - Greenhouse - Kennel - Pet Care Service - Professional, Financial & Office Service - Recycling Depot - Recycling Drop-off - Research and Development Facility - Service Station - Service Station (Limited) - Sign, Billboard - Sign, Freestanding (Limited) - Sign, Portable - Sign, Portable (Limited) - Sign, Projecting - Sign, Roof - Storage Facility - Surveillance Suite - Vehicle and equipment storage - Vehicle Repair Facility - Vehicle Repair Facility (Limited) - Vehicle sales, leasing and rental facility - Vehicle sales, leasing and rental facility (Limited) - Vehicle Wash - Veterinary Clinic - Warehouse Distribution and Storage - Warehouse Sales	- Commercial School - Community Service Facility - Eating and Drinking Establishment - Entertainment Facility, Indoor - Entertainment Facility, Outdoor - Health Service - Outdoor Storage - Outdoor Storage Facility - Recreation Facility, Indoor - Recreation Facility, Indoor (Restricted) - Recreation Facility, Outdoor - Retail Store (General) - Renewable Energy Device - Renewable Energy Device (Limited)



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