

# LOTS FOR SALE

COMMERCIAL AND RESIDENTIAL  
LOTS AVAILABLE



## FORT SASKATCHEWAN COMMON

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### ALL DIRECTIONAL LIT ACCESS FROM HIGHWAY 21

- Direct exposure to Highway 21 and Highway 15 intersection and retail node
- Consistent population growth in Fort Saskatchewan over the past decade
- Average property taxes are  $\pm 45\%$  less than similar parcels in Edmonton
- Zoning allows for a variety of uses including grocers, restaurants, medical, professional, big box and general retail

# CONCEPTUAL PLAN

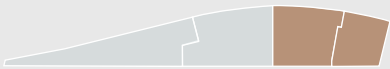
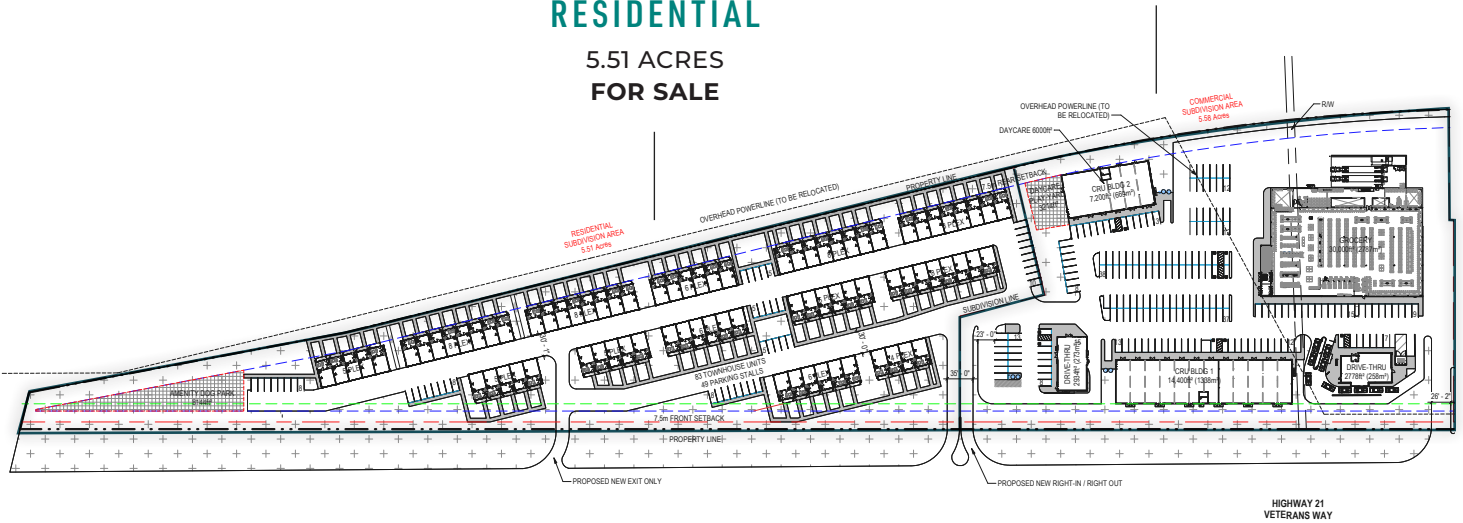


## COMMERCIAL

5.58 ACRES  
FOR SALE

## RESIDENTIAL

5.51 ACRES  
FOR SALE

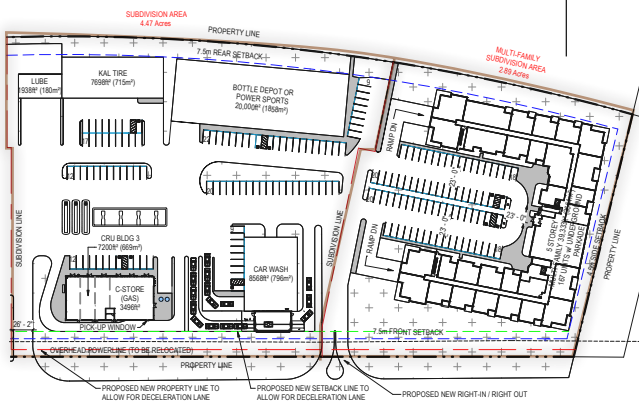


## COMMERCIAL

4.47 ACRES

## MULTI-FAMILY

2.89 ACRES



\$98,298 AVERAGE HOUSEHOLD  
INCOME WITHIN 2 KM



ACCESS TO MAJOR  
TRANSPORT CORRIDORS

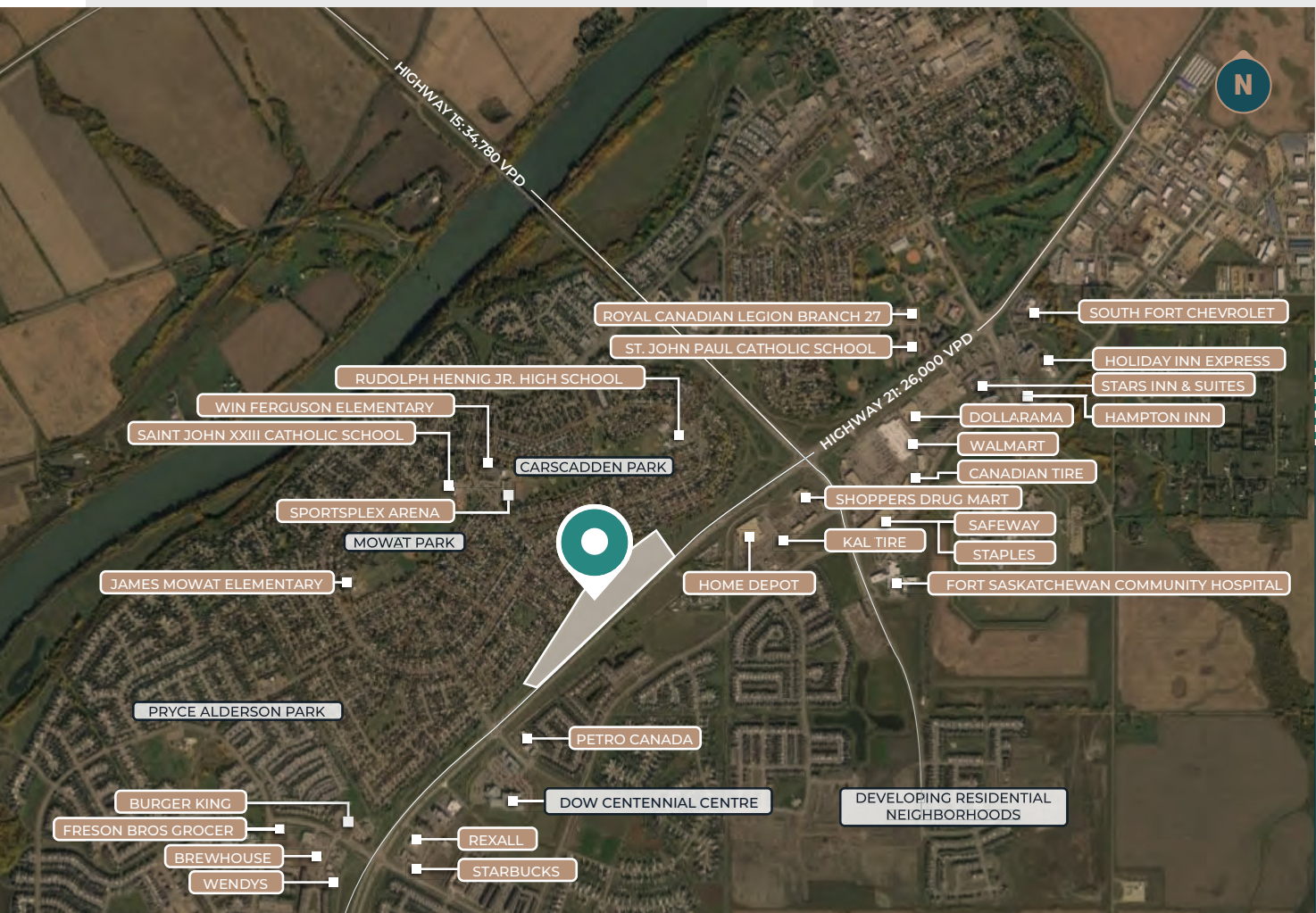


ALL DIRECTIONAL ACCESS



# FORT SASKATCHEWAN COMMERCIAL AND RESIDENTIAL OPPORTUNITIES

Located along Highway 21 and just west of Highway 15, this property is being serviced and subdivided into several smaller commercial and residential lots. Easily accessible with multiple entrances, including an all directional “traffic lit” intersection. An excess of 21,000 vehicles per day pass by this property. Fort Saskatchewan is approaching 30,000 residents, driven by its proximity to Edmonton and being part of the Industrial Heartland. This is one of the last remaining highway development parcels currently available, with direct access.







## AREA DEMOGRAPHICS

**17,612**

DAYTIME POPULATION

19,132 residents  
9.5% growth (2017-2022)  
9.1% projected growth (2022-2027)

**30.6%**

20-39 YRS

0-19 yrs = 25.7%  
40-59 yrs = 24.6%  
60+ yrs = 19.0%

**\$98,298**

AVERAGE HOUSEHOLD INCOME

20.9% earn \$60-100,000  
27.6% earn \$100,000+

**21,470**

VEHICLES PER DAY

21,470 VPD on Highway 21