

FOR SALE | FOR LEASE

FORT SASKATCHEWAN COMMON

Veterans Way (Highway 21) & Highway 15 | Fort Saskatchewan, Alberta



NEW DEVELOPMENT

RETAIL • OFFICE • MEDICAL • MIXED-USE

CONTACT

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HCRGROUP.CA



Highlights

19.1 acre master-planned mixed-use development featuring commercial, retail, healthcare, restaurant, service, and residential uses.

Rare opportunity to own within the development, with Zone 3 buildings and CRUs available for purchase or lease: ideal for owner-occupiers and investors seeking long-term ownership in a premier mixed-use project.

Prime exposure on Veterans Way (HWY 21), one of Fort Saskatchewan's busiest corridors, exceeding 25,000 + vehicles per day.

Multiple CRUs with flexible demising options, plus two 24,000 square foot 2-storey medical/professional buildings available for sale or lease.

Highly accessible location with direct connectivity to Edmonton, Sherwood Park, the Alberta Industrial Heartland, and key transportation corridors including Highway 21, Highway 15, and Anthony Henday Drive.

Located within a growing Fort Saskatchewan trade area with strong residential density, rapid population growth, and a robust employment base driven by the Alberta Industrial Heartland - creating consistent demand for retail, services, and healthcare.

The development concept contemplates a future residential component including a 96 unit luxury seniors complex and 70 townhomes, which would provide a built-in, walkable customer base.

Estimated possession: Q2 2027



Details

MUNICIPAL ADDRESS

9000 Veterans Way Fort Saskatchewan, Alberta

SPACE TYPE

Retail, office, healthcare, mixed use

DEVELOPMENT SIZE

Total commercial space: ± 126,922 SF

COMMERCIAL PARKING

± 389 surface stalls

COMMERCIAL SITE AREAS

Zone 2 | Grocery ± 2.85 acres

Zone 2 | Commercial ± 3.92 acres

Zone 3 | Commercial ± 4.16 acres

Zone 4 | Commercial ± 1.34 acres

SITE COVERAGE

22%

ZONING

DC(A)-07: Direct Control ⓘ

Financials

Please Contact the Listing Agents

Lease Rate & Sale Price

TBD

Additional Rent

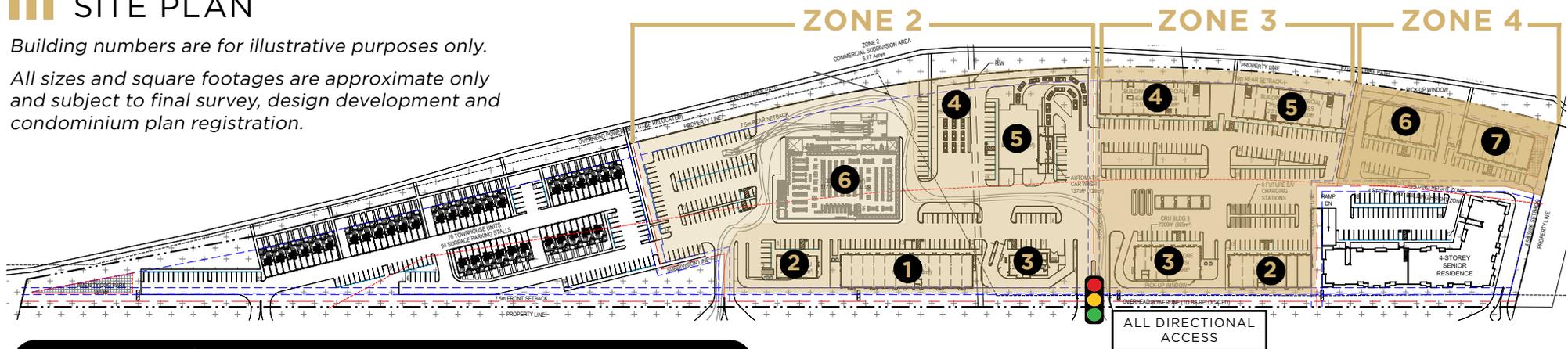
Utilities (power, water & gas) separately metered and payable by Tenant/Purchaser



SITE PLAN

Building numbers are for illustrative purposes only.

All sizes and square footages are approximate only and subject to final survey, design development and condominium plan registration.



ZONE 2 | FOR LEASE

- Building 1** | 14,400 SF Single-storey CRU retail
- Building 2** | 2,934 SF QSR / Stand alone Drive-thru
- Building 3** | 2,778 SF QSR / Stand alone Drive-thru
- Building 4** | 1,938 SF Lube
- Building 5** | 8,091 SF Wand Car Wash
- Building 6** | 30,000 SF Grocery/Big Box Retailer

ZONE 3 | FOR SALE OR LEASE

- Building 2** | 9,000 SF Single-storey CRU retail
- Building 3** | 7,200 SF Single-storey CRU retail
- Building 4** | 24,000 SF 2-storey Medical / Professional
- Building 5** | 24,000 SF 2-storey Medical / Professional

ZONE 4 | FOR SALE OR LEASE

- Building 6** | 7,800 SF Single-storey CRU retail
- Building 7** | 7,800 SF Single-storey CRU retail



Be part of a powerful lineup of national retailers at Fort Saskatchewan Common including:

Esso • Daycare • Carwash • C-Store • Liquor Store

Medical & Health Services

Zone 3 | Buildings 4 & 5

Fort Saskatchewan Common features two purpose-built 24,000 square foot 2-storey medical/professional buildings offering flexible 12,000 square foot floorplates, elevator access, abundant parking, and prime visibility along a major arterial route.

Designed for modern healthcare operations, these buildings are ideal for medical clinics, dental, pharmacy, optometry, physiotherapy, chiropractic, specialists, diagnostics, imaging, and wellness providers.

With customizable layouts and immediate access to a rapidly growing residential population, this development represents a premier long-term opportunity for healthcare and professional users.



ZONE 2

BUILDING 1 | FOR LEASE

- 1 ± 1,200 SF
- 2 ± 1,200 SF
- 3 ± 1,200 SF
- 4 ± 1,200 SF
- 5 ± 1,200 SF
- 6 ± 1,200 SF
- 7 ± 1,097 SF
- 8 ± 1,097 SF
- 9 ± 1,200 SF
- 10 ± 1,200 SF
- 11 ± 1,200 SF
- 12 ± 1,200 SF

BUILDING 3 | FOR LEASE

- 14 ± 2,778 SF Drive-Thru

BUILDING 4 | FOR LEASE

- 15 ± 1,938 SF

BUILDING 5

Wand Car Wash

BUILDING 6 | FOR LEASE

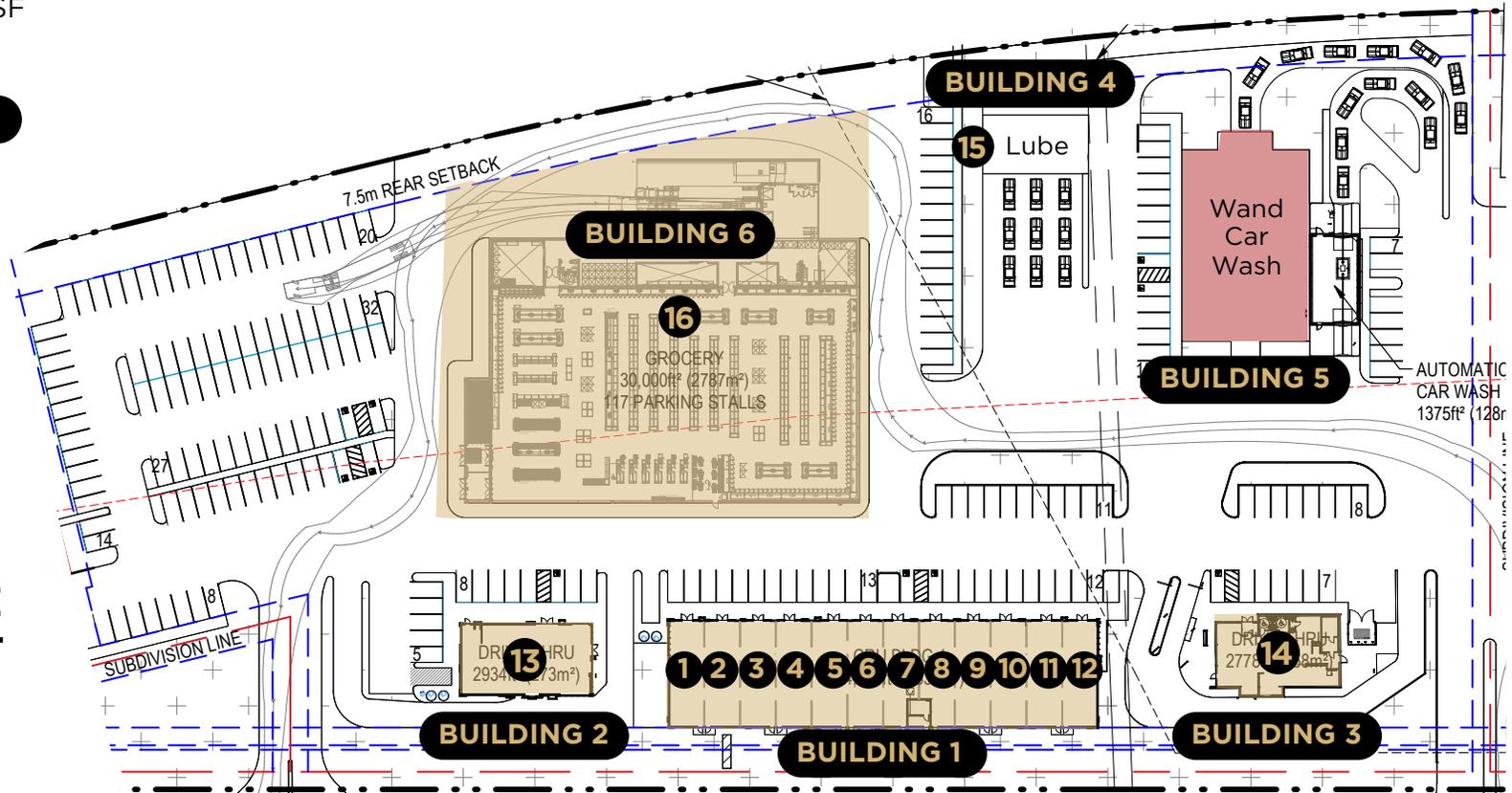
- 16 ± 30,000 SF

Ideal for Grocery or Big Box Retailers

BUILDING 2 | FOR LEASE

- 13 ± 2,934 SF Drive-Thru

PYLON SIGNAGE AVAILABLE AT MARKET RATE



Available Pending Leased

All square footages are estimates only and subject to final architectural measurements.

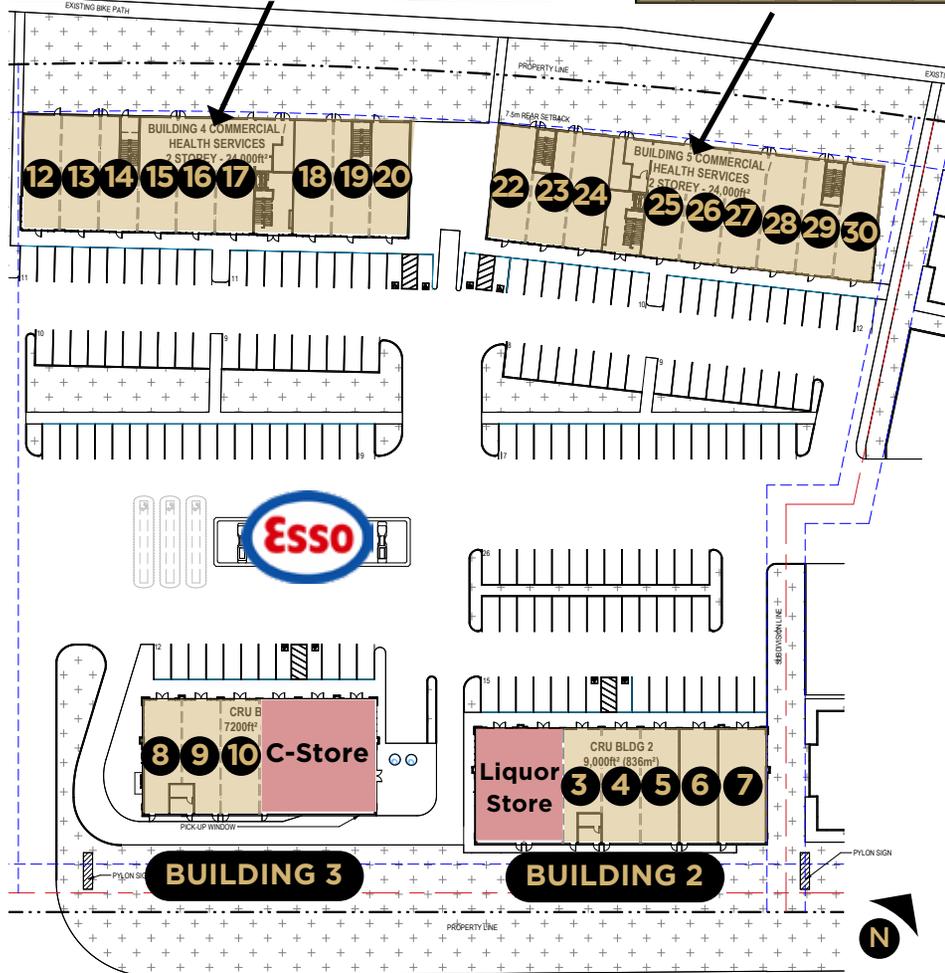
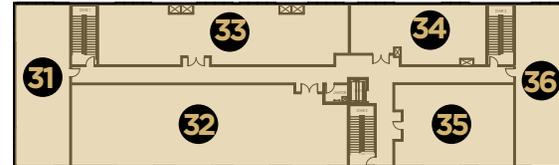


||| ZONE 3

Second Floor | Building 4



Second Floor | Building 5



BUILDING 2 | FOR SALE or LEASE

- 3 ± 1,200 SF 6 ± 1,200 SF
- 4 ± 1,200 SF 7 ± 1,200 SF
- 5 ± 1,200 SF

BUILDING 3 | FOR SALE or LEASE

- 8 ± 1,097 SF 10 ± 1,200 SF
- 9 ± 1,097 SF

BUILDING 4 | FOR SALE or LEASE

- 12 ± 1,200 SF 17 ± 1,200 SF
- 13 ± 1,200 SF 18 ± 1,200 SF
- 14 ± 891 SF 19 ± 1,200 SF
- 15 ± 1,200 SF 20 ± 1,200 SF
- 16 ± 1,200 SF 21 ± 1,853 SF

BUILDING 5 | FOR SALE or LEASE

- 22 ± 1,200 SF 30 ± 1,200 SF
- 23 ± 1,200 SF 31 ± 1,225 SF
- 24 ± 1,200 SF 32 ± 2,977 SF
- 25 ± 1,200 SF 33 ± 1,961 SF
- 26 ± 1,200 SF 34 ± 1,050 SF
- 27 ± 1,200 SF 35 ± 1,318 SF
- 28 ± 1,200 SF 36 ± 1,225 SF
- 29 ± 1,200 SF

Available Pending Leased

All square footages are estimates only and subject to final architectural measurements.



||| ZONE 4

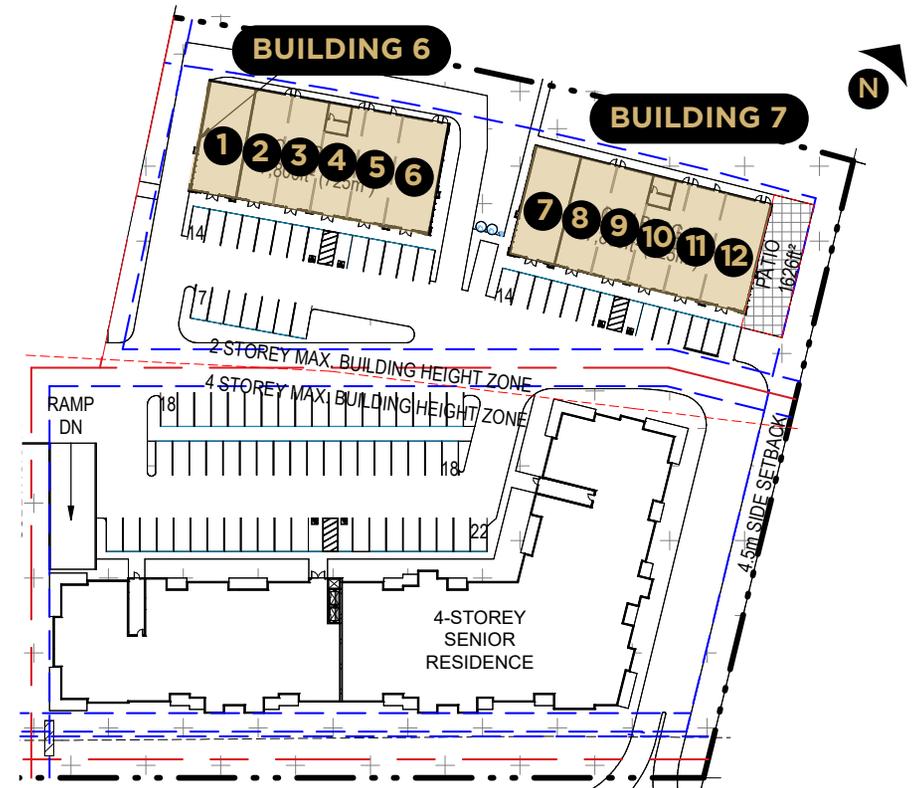
BUILDING 6 | FOR LEASE

- 1 ± 1,300 SF 4 ± 1,300 SF
- 2 ± 1,300 SF 5 ± 1,300 SF
- 3 ± 1,300 SF 6 ± 1,300 SF

BUILDING 7 | FOR LEASE

- 7 ± 1,300 SF 10 ± 1,300 SF
- 8 ± 1,300 SF 11 ± 1,300 SF
- 9 ± 1,300 SF 12 ± 1,300 SF

Zone 4 will be best suited for a destination restaurant, concept cuisine or boutique coffee shop, alongside wellness uses and is ideally positioned to serve the nearby senior population, with a four-storey, high-end seniors' residence just steps away.



Available Pending Leased

All square footages are estimates only and subject to final architectural measurements.



ZONE 2



ZONE 2 DRIVE-THRU



ZONE 3



ZONE 3



DRIVE TIMES

From Site

Highway 15
1.0 km | 2 min

Highway 37
5.0 km | 5 min

Anthony Henday
16 km | 15 min

Highway 16
17.5 km | 18 min

Downtown Edmonton
35 km | 38 min

International Airport
66 km | 48 min



FORT SASKATCHEWAN COMMON

43,170 VPD
[2024]

Population **33,712**

5-Year Growth **3.2%**

Median Age **36.2**

Income **\$132,680**

10KM Radius. 2024 Demographics Courtesy of CoStar

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