

FOR LEASE

2,698 SQ FT ± SECOND FLOOR

OFFICE OPPORTUNITY

10307-100 Avenue, Fort Saskatchewan, AB



Position your business in the heart of Downtown Fort Saskatchewan with this well appointed second floor office space offering approximately 2,698 sq ft ± of versatile workspace. Featuring private offices, open work areas, meeting space, and staff amenities, this property is ideal for professional, medical, administrative, and service based businesses. Conveniently located along 100 Avenue with excellent accessibility and nearby amenities.

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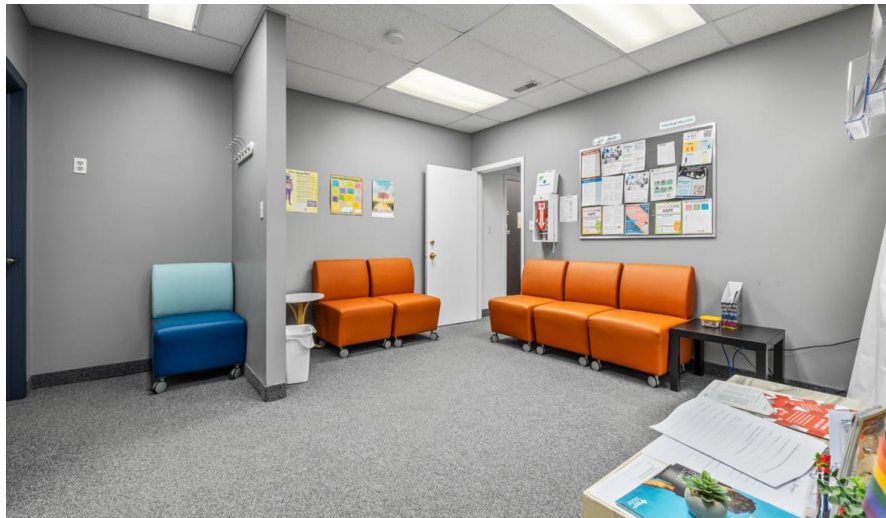


**ROYAL PARK
REALTY™**

T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

For Lease | 10307-100 Avenue, Fort Saskatchewan, AB



Property Details & Financials

MUNICIPAL ADDRESS	10307-100 Avenue, Fort Saskatchewan, AB
LEGAL DESCRIPTION	Plan: 0; Blk: 11; Lot: 28
ZONING	CC-D (Core Commercial-Downtown)
SIZE	2,698 sq ft ±
PARKING	Street & designated rear
INTERNET	Fiber Optic
LEASE RATE	\$12.00/sq ft
OP COSTS	\$4.55/sq ft (2026)
POSSESSION	Negotiable



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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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Office Components:

- 5 private offices
- Large executive office
- Dedicated meeting room
- Open collaborative workspace
- Reception/entry area

Staff Amenities:

- Staff lunchroom
- Utility room
- Storage room
- Two washrooms

Layout Features:

- Flexible office configuration
- Combination of private and open workspaces
- Efficient circulation throughout
- Suitable for multiple business types
- Potential for future reconfiguration

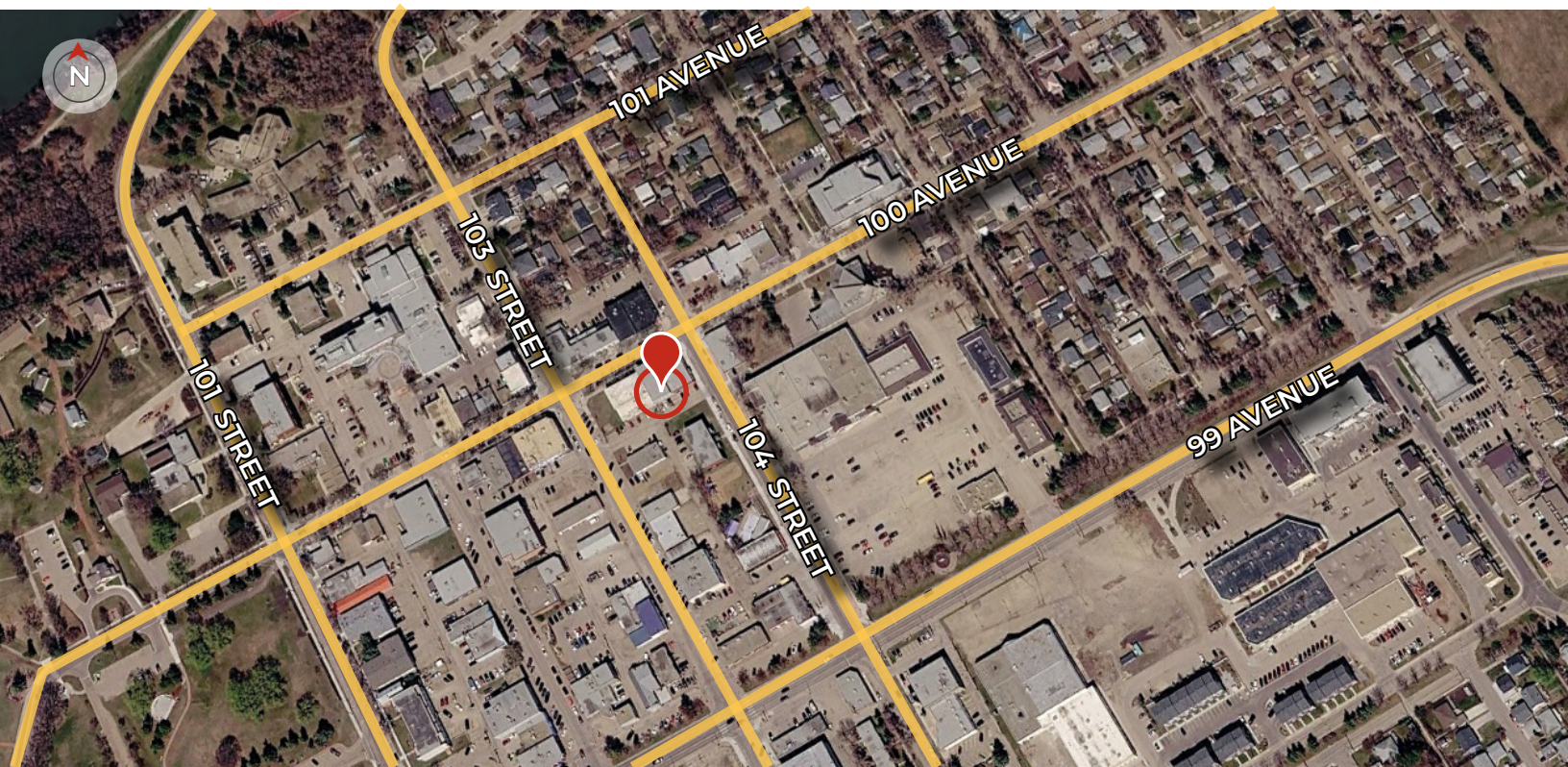


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Ideal Uses:

- Professional offices
- Medical or health practitioners
- Accounting firms
- Law offices
- Engineering firms
- Real estate offices
- Financial services
- Consulting firms
- Government or institutional offices
- Educational or training facilities

Location Benefits:

- Downtown Fort Saskatchewan
- High visibility location
- Excellent pedestrian access
- Established commercial district
- Close to restaurants and cafés
- Walking distance to financial institutions
- Near City Hall and municipal services
- Convenient access to Highway 15 and Highway 21
- Short commute to Alberta's Industrial Heartland



- 38 MIN TO DOWN TOWN EDMONTON
- 33 MIN TO HIGHWAY 21
- 32 MIN TO YELLOWHEAD TRAIL
- 23 MIN TO SHERWOOD PARK

Demographics



Population
30,575



Average Household
Income
\$139,360



Number of Households
11,233



Median Age
34.4



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

Tyler Weiman, SIOR Partner, Associate

In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.



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As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.



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