

FOR LEASE

OFFICE/WAREHOUSE BAYS

11121 - 83 Avenue, Fort Saskatchewan, AB



HIGHLIGHTS

- Office/warehouse bays in Fort Saskatchewan
- Bay #101 (2,800 sq ft +/-) Two storey office space consists of 6 offices, with Fibre Optic, reception area, kitchen, washrooms(shower) and utility rooms
- Bay #119 (4,400 sq ft +/-) Industrial bay consisting of (1) 16' x 16' OH grade door, (1) 12' x 14' OH grade door, (2) washrooms and dual compartment sumps
- Well maintained property with ample parking which can accommodate a variety of uses
- Fenced, gated and secure storage compound
- Located in Eastgate Business Park with easy access to major industrial industries and developments

CONTACTS

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PROPERTY DETAILS

MUNICIPAL ADDRESS	11121 83 Avenue, Fort Saskatchewan, AB
LEGAL DESCRIPTION	Plan: 8020165; Block: 6; Lot: 10
NEIGHBOURHOOD	Eastgate Business Park
ZONING	IL (Light Industrial)
AVAILABLE	2,800 - 4,400 sq ft (+/-)
PARKING	Ample
SIGNAGE OPTIONS	Yes
POSSESSION	Negotiable

FINANCIALS

LEASE RATE	Market
OP COSTS	Landlord pays condo fees and taxes associated with the property



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AERIAL



ABOUT THE AREA

Join neighbours such as:

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



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

NEIGHBOURHOOD MAP



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AVAILABLE BAYS

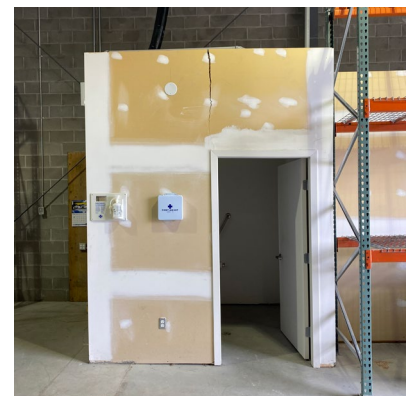
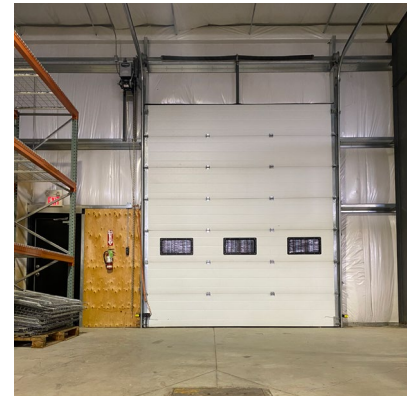
#101 - 2,800 SQ FT (+/-)

- Two entry points into the premises
- Fibre Optic
- 6 offices
- Reception area
- Kitchen
- Washrooms (shower)
- Metal halide lighting
- Office furniture is negotiable



#119 - 4,400 SQ FT (+/-)

- (1) 16' x 16' OH grade door
- (1) 12' x 14' OH grade door
- (2) Washrooms
- (2) Dual compartment sumps
- 225Amp/240 Volt, 3 phase (TBC)
- Forced air units
- Metal halide lighting
- Ceiling fans

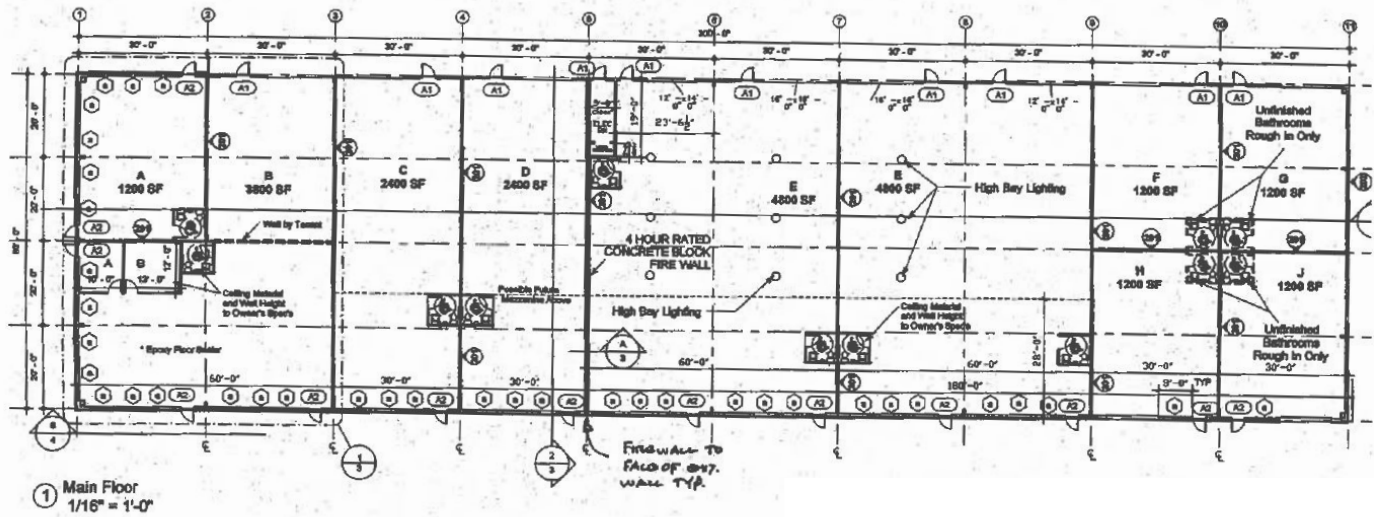


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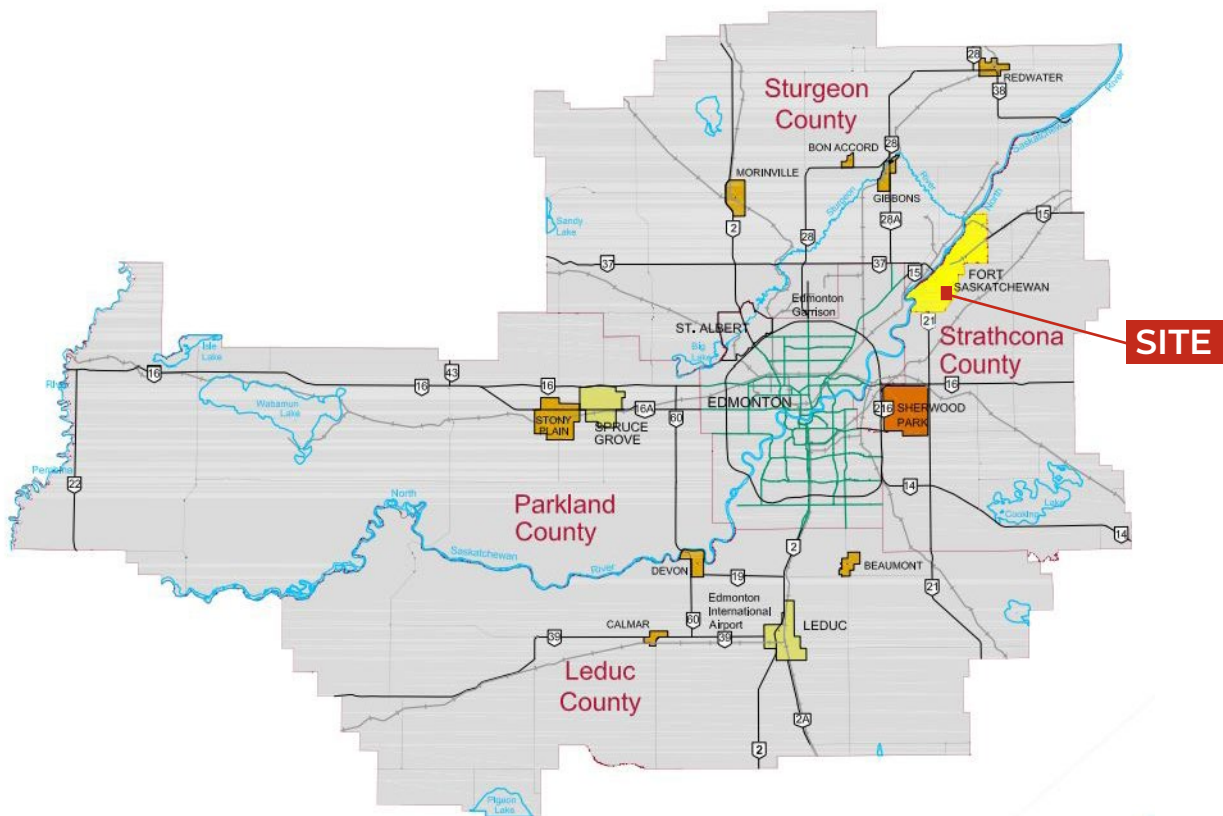
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FLOOR PLAN



REGIONAL MAP



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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
<ul style="list-style-type: none"> - 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 	<ul style="list-style-type: none"> - 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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CITY OF FORT SASKATCHEWAN DEMOGRAPHICS



CITY OF FORT SASKATCHEWAN

- 4th fastest growing municipality in Alberta
- 1.5 million sq ft of retail
- Closest municipality to the major employment area of Alberta's Industrial Heartland
- Many real estate options
- Underserved in full-service restaurants, clothing and footwear categories



HOUSING

AVERAGE PRICE OF A SINGLE FAMILY DWELLING

\$426,280

AVERAGE PRICE OF A CONDOMINIUM UNIT

\$244,540

POPULATION & INCOME



26,721

City of Fort Saskatchewan



\$500,000,000

Trade Area Spending



35

Median Age



\$134,000

Average Household Income

POPULATION GROWTH



- Growth averaging 4.6% over the last 10 years
- Growing young, affluent family population

WHAT'S IN FORT SASKATCHEWAN?

 EDUCATION	 HEALTH SERVICES	 COMMUNITY
<p>K-12 schools</p> <ul style="list-style-type: none"> • 6 Elementary Schools • 3 Junior High Schools • 3 High Schools <p>Post-Secondary Schools</p> <ul style="list-style-type: none"> • University of Alberta (36 km) • Northern Alberta Institute of Technology (30 km) • Macewan University (33 km) 	<p>Fort Saskatchewan Community Hospital</p> <p>Acute care facility, providing 24 hour emergency services as well as a wide range of inpatient and outpatient surgical services, including cataract and general surgery.</p> <p>Other Health Services</p> <ul style="list-style-type: none"> • 8 medical clinics • 2 Walk in Clinics • 13 Dentist Offices • 4 Optometrist Centres • 4 Chiropractor Clinics • 1 Nursing Home • 1 Seniors Lodge • 2 Seniors Apartments 	<p>Outdoor Recreation Facilities</p> <ul style="list-style-type: none"> • Boat Launch • Campground • Ball Parks • Dog Park <p>Places To Visit And See</p> <ul style="list-style-type: none"> • Indoor Recreation Complex • Theatre • Library • Bowling Alley • Pool

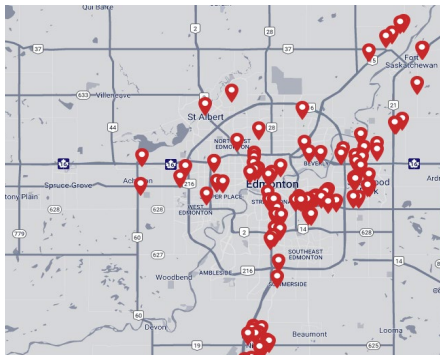


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ABOUT ROYAL PARK REALTY



- 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

JOEL WOLSKI Director/Associate



Joel moved to Edmonton in 1970 from Saskatchewan. He graduated from Northern Alberta Institute of Technology with multiple diplomas and continued his education at the University of Alberta. Joel later obtained his Commercial Pilot License.

Joel began in the Automotive Service Industry where he owned and operated three auto service centres and was later a partner in an automobile dealership. After a brief stint in the aviation industry, Joel joined Royal Park Realty in 2004 and became a director in 2010.

Joel's strong business background enables him to provide top quality service, ensuring his clients get the most out of their real estate transaction. He is a top performer with Royal Park Realty, working with many local, national and international clients.

Joel spends his time off with his wife and two daughters enjoying many activities, from skiing in the winter to water-skiing in the summer.

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.

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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