

FOR SALE OR LEASE

RETAIL BAY - FORT STATION

NAI Commercial



#705, 10441 - 99 AVENUE | FORT SASKATCHEWAN, AB | RETAIL/OFFICE

PROPERTY DESCRIPTION

- Located in downtown Fort Saskatchewan
- Excellent exposure to downtown artery
- Positioned next to high density residential areas (New 50+ unit Multi-Family under development next to property)
- High ceiling allows for upper mezzanine or second floor office
- Excellent opportunity for retailers, professionals, and medical offices

HENNADIY (GHENA) MENYAYLOV

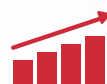
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JESSE ALAEDDINE

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21,584
DAYTIME POPULATION



2.8%
ANNUAL GROWTH 2023 - 2033



9,411
EMPLOYEES

757
BUSINESSES



\$692M
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410

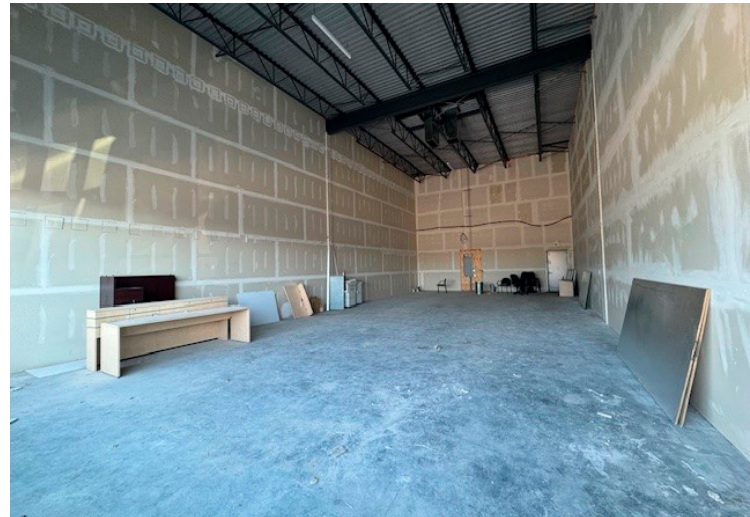


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ADDITIONAL INFORMATION

SIZE	1,604 sq.ft.
LEGAL DESCRIPTION	Plan 1922484, Unit 5
ZONING	CS
YEAR BUILT	2020
AVAILABLE	Immediately
PARKING	3 unassigned parking stalls
CEILING HEIGHT	23' clear
TENANT IMPROVEMENT ALLOWANCE	Negotiable
PROPERTY TAXES (2024)	\$4,887.78
CONDO FEES	\$480/month (2024)
SALE PRICE	\$595,000

LEASE RATE	\$26.00/sq.ft./annum net
OPERATING COSTS	\$10.00/sq.ft./annum (2024 estimate) includes common area maintenance, property taxes, building insurance and management fees



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