



9940 - 99 AVENUE | FORT SASKATCHEWAN, AB | OFFICE/RETAIL

## PROPERTY DESCRIPTION

- Multi-tenant office/retail building
- Located in Fort Saskatchewan City centre within the Alberta Industrial Heartland
- 3 stories – built in 2006, floors 1 and 2 were renovated and floor 3 was constructed in 2012 by PCL
- 26,128 sq.ft.± (includes the attached 875 sq.ft. garage); 24,946 sq.ft. deemed gross rentable space (as per building plans)
- Parking on all four sides of building
- Pylon sign in parking lot
- Double garage (875 sq.ft.±)
- Concrete and steel construction
- Roof top gardens and perimeter deck
- Sprinklered
- Schindler commercial elevator
- Additional lift between floors 1 and 2
- Computerized security throughout building with all doors having “FOB” access permissions
- Fitness center fully equipped with steamroom, showers, and locker room
- Beautifully developed professional space
- Many additional value add scenarios available for prospective purchaser

## RYAN BROWN

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**ADDITIONAL INFORMATION**

LEGAL DESCRIPTION	Plan 9423693 Lot 17	
TOTAL SIZE	26,128 sq.ft.	
SITE	0.74 acres	
YEAR BUILT	2006/2012	
PARKING	67 surface and 2 garage parking stalls onsite	
ZONING	C4 Commercial Central Business District	
AVAILABLE FOR LEASE	Main floor:	1,492 sq.ft.±
	Second floor:	5,536 sq.ft.±
	Third floor:	533 - 1,964 sq.ft.±
NET LEASE RATE	\$22.00/sq.ft./annum <b>\$18.00/sq.ft./annum</b>	
OPERATING COSTS	\$11.29/sq.ft./annum (2026 estimate) includes property taxes, building insurance, common area maintenance, management fees and utilities (power, water, gas)	
PROPERTY TAX	\$63,963.31 (2025)	
SALE PRICE	<del>\$4,900,000</del> <b>\$4,790,000</b> <b>\$4,690,000</b>	
*PROFORMA NET OPERATING INCOME	\$393,207	
CAP RATE	8.02%	
Based on Proforma Income		
WALT	1.28 years	
Weighted average lease term remaining		
CURRENT OCCUPANCY	67.2%	



**CURRENT TENANTS**

- Alberta's Industrial Heartland Association
- Golden West Radio – Mix 107
- The Medicine Shoppe
- Custom Blinds by Design

Tenants pay operating expenses including utilities, taxes, insurance, common area janitorial, building management.



11,660 VPD  
101 STREET & 93 AVENUE



9,285 EMPLOYEES  
717 BUSINESSES



23,518 POPULATION



\$1B TOTAL CONSUMER SPENDING



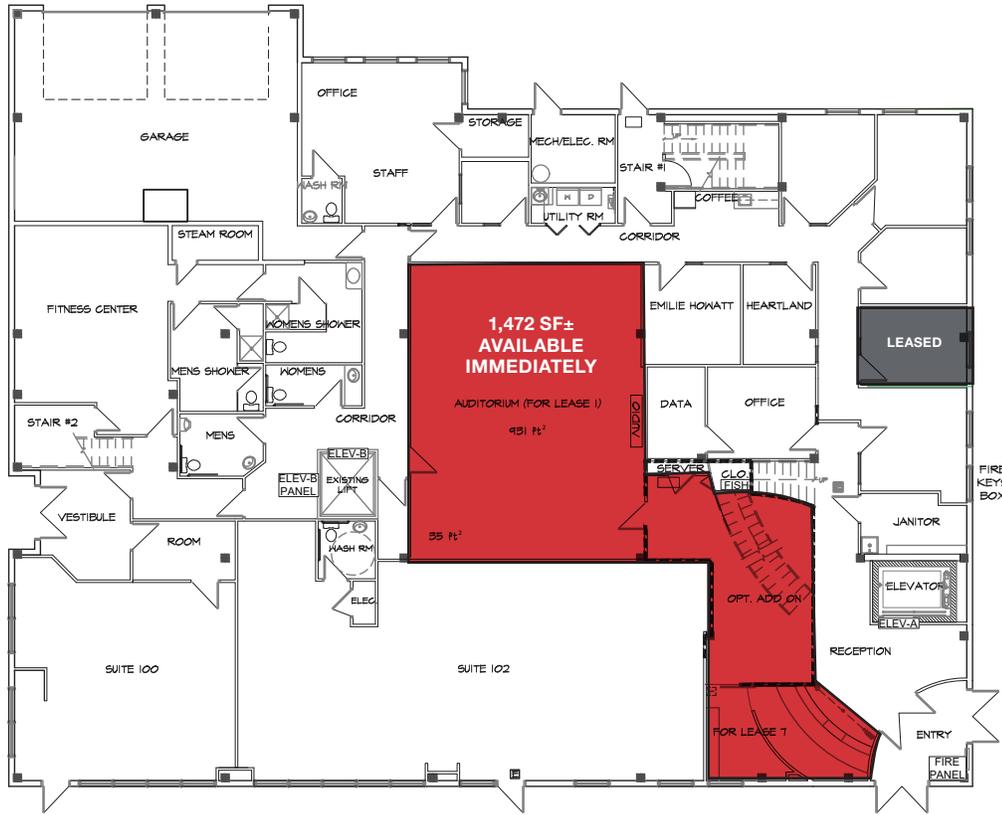
2.6% ANNUAL GROWTH 2022 - 2032

\*2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

*\*The pro forma NOI includes Net Lease rate assumptions for the project at full occupancy. The reader is reminded that statements with respect to the anticipated future performance of the property, as well as financial information and projections into the future, reflect various subjective assumptions concerning anticipated results, which may or may not prove to be correct. No representation or warranties, expressed or implied, are made as to the accuracy of such statements, financial information and projections. Information is provided as a convenience only and such information should not be relied upon by prospective Purchasers without their own independent investigation and verification.*



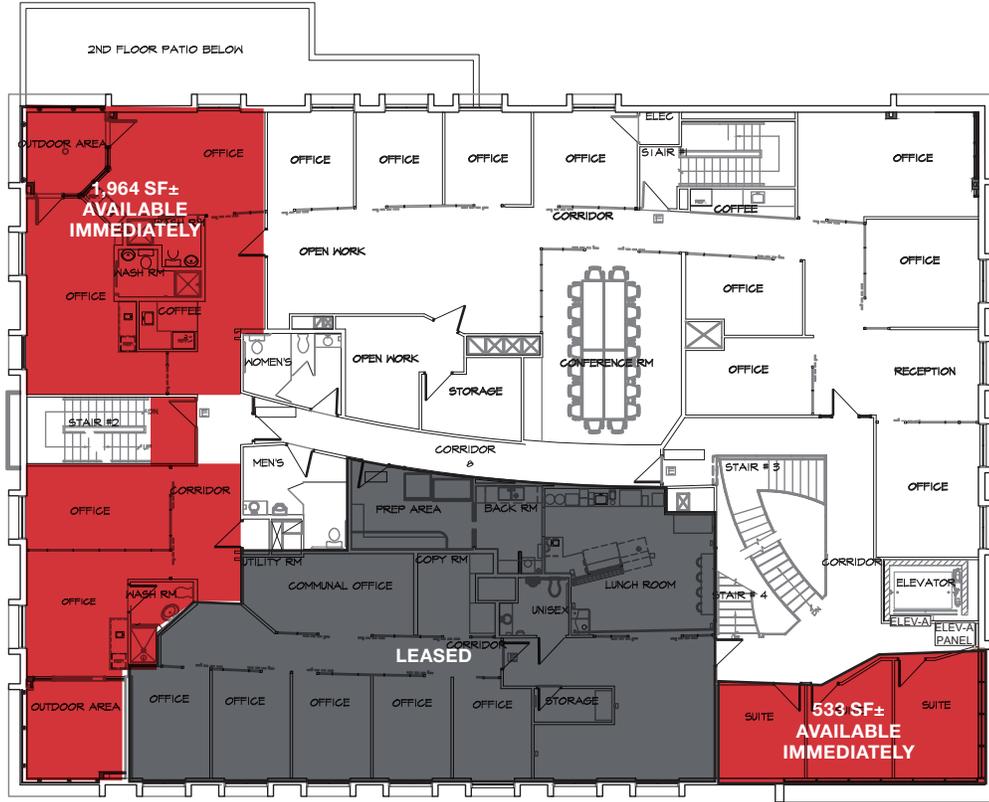
MAIN FLOOR



SECOND FLOOR



THIRD FLOOR



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