

# FOR LEASE/SALE

## INDUSTRIAL OFFICE AND WAREHOUSE BAY

11129 - 83 Avenue, Fort Saskatchewan, AB



### HIGHLIGHTS

- Industrial office and warehouse bay in Fort Saskatchewan
- Bay #101 (1,200 sf +/-), #117 ( 7,200 sf +/-) and #105 (2,400 sf +/-)
- Partially fenced and gated compound
- (1) 14' x 16' OH grade door and (2) 14' x 12' OH grade door with dual compartment sumps
- Well maintained property with ample parking and can accommodate a variety of uses
- Located in Eastgate Business Park with easy access to major industrial industries and developments

### CONTACTS

#### JOEL WOLSKI

Director, Associate

T 780.423.7599 C 780.904.5630

joel@royalparkrealty.com

#### TYLER WEIMAN, SIOR

Partner, Associate

T 780.423.7578 C 780.995.0028

tyler@royalparkrealty.com



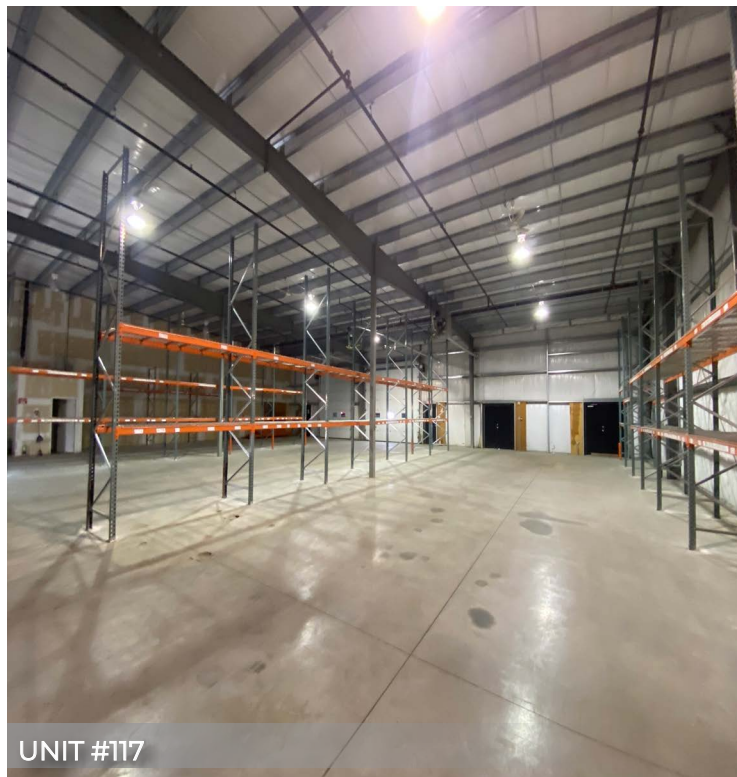
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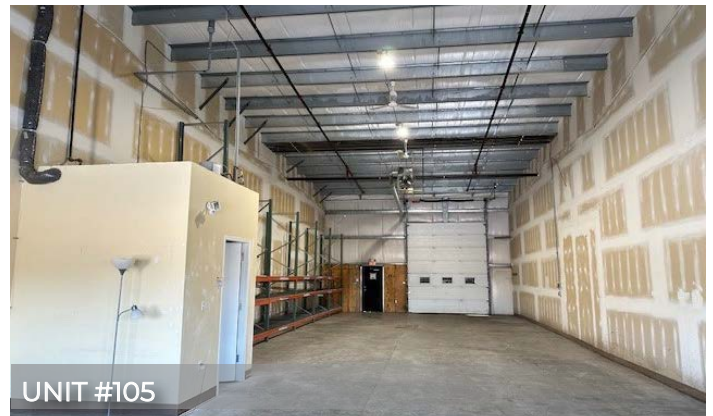
## PROPERTY DETAILS

<b>MUNICIPAL ADDRESS</b>	11129 83 Avenue, Fort Saskatchewan, AB
<b>LEGAL DESCRIPTION</b>	Condo Plan: 0827642; Unit: 9
<b>NEIGHBOURHOOD</b>	Eastgate Business Park
<b>ZONING</b>	IL (Light Industrial)
<b>AVAILABLE</b>	#101: 1,200 sq ft (+/-) #117: 7,200 sq ft (+/-) #105: 2,400 sq ft (+/-)
<b>PARKING</b>	Ample
<b>SIGNAGE OPTIONS</b>	Yes
<b>LOADING</b>	(1) 14' x 16' grade (auto) (2) 14' x 12' grade (auto)
<b>POWER</b>	225/240V (3 phase) TBC
<b>SUMPS</b>	(3) Double compartment
<b>LIGHTING</b>	Metal Halide/LED



## FINANCIALS

<b>SALE PRICE</b>	Contact agent for price
<b>TAXES</b>	Unit #101: TBC Unit #117: \$9,652.62/yr (2023) Unit #105: TBC
<b>CONDO FEES</b>	\$250.00/month
<b>LEASE RATE</b>	Market
<b>OP COSTS</b>	Landlord pays condo fees and taxes associated with the property



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## AERIAL



## ABOUT THE AREA

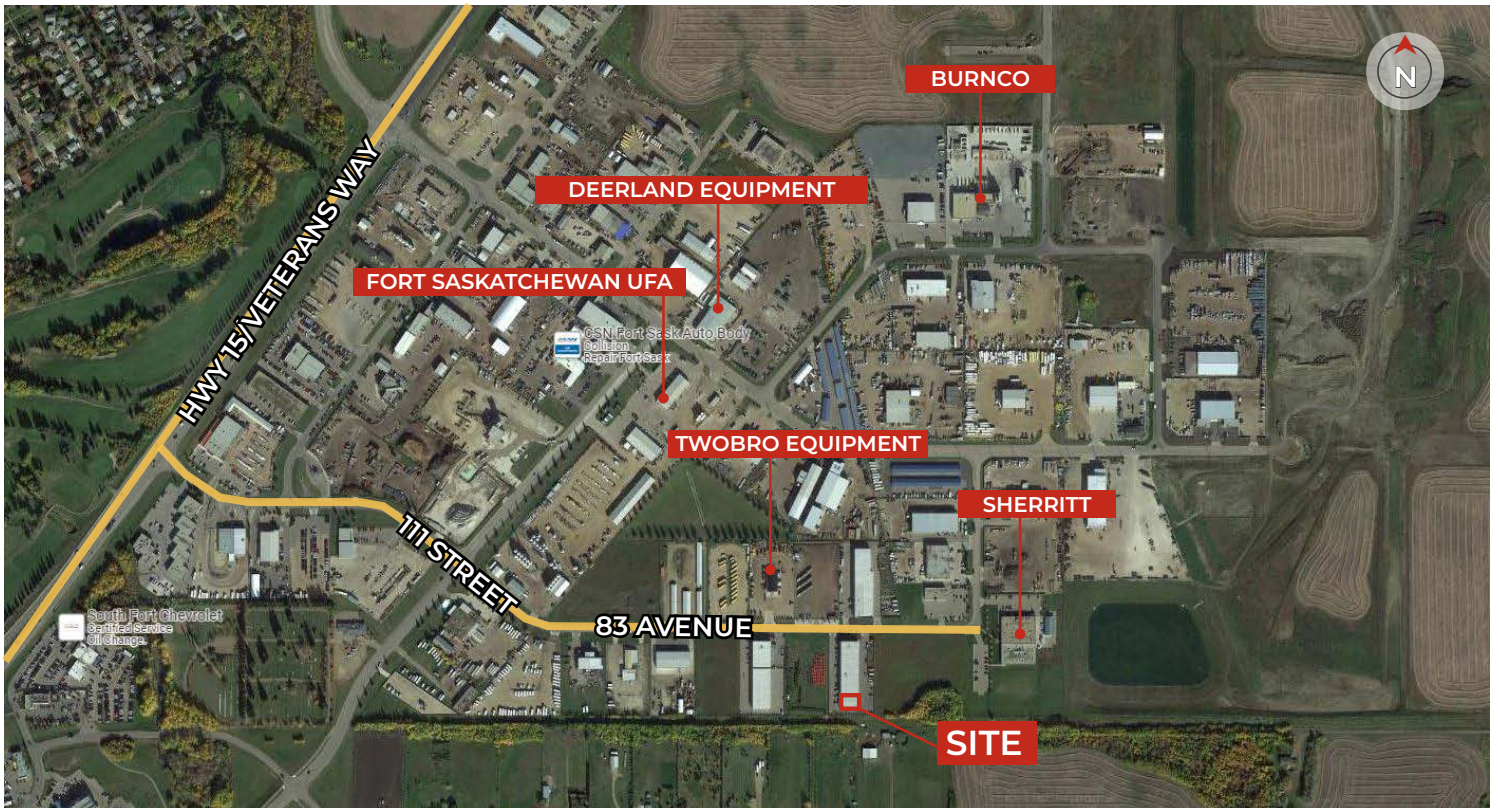
Join neighbours such as:

- 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

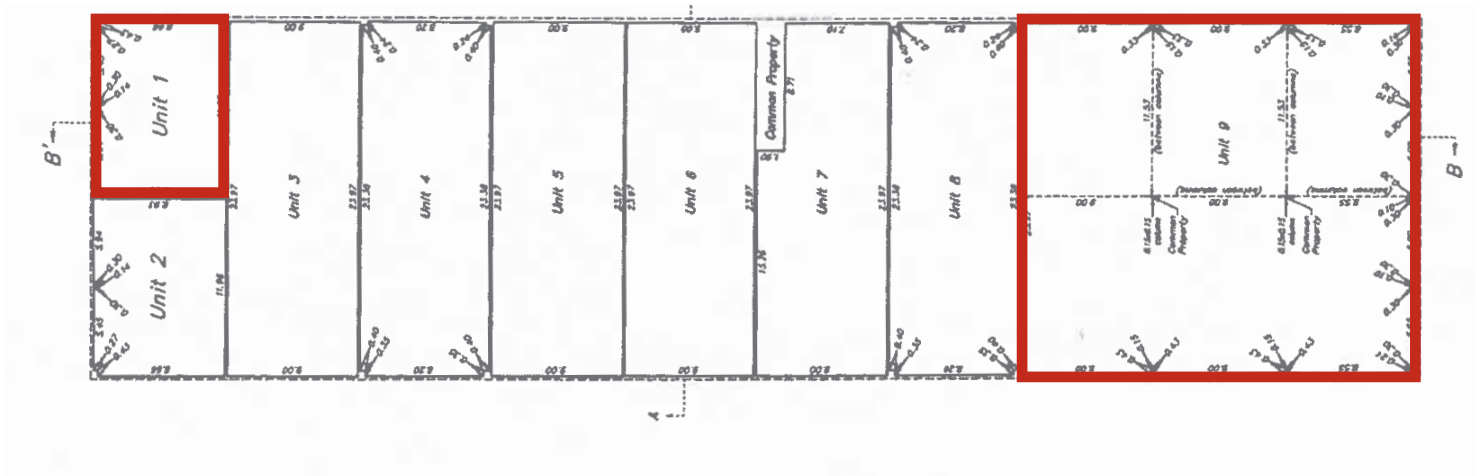


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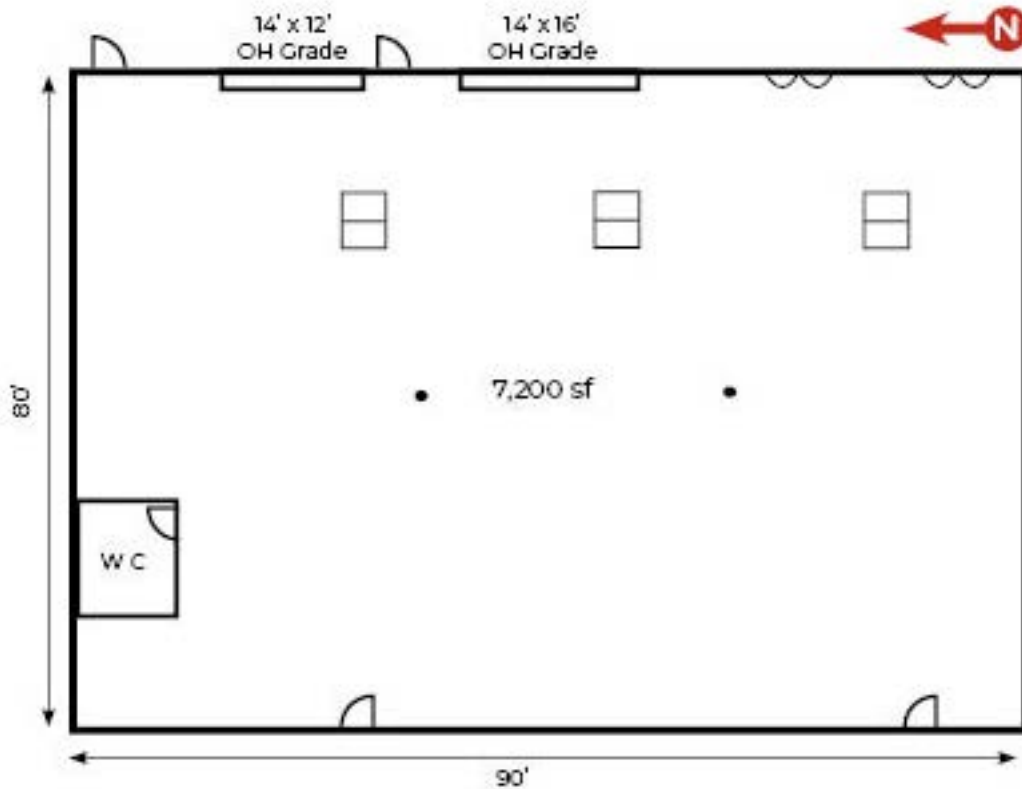
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# SITE PLAN



# FLOOR PLAN | UNIT #117



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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"> <li>- Breweries, Wineries, and Distilleries</li> <li>- Bulk Fuel Depot</li> <li>- Business Support Service</li> <li>- Cannabis Production &amp; Distribution Facility</li> <li>- Contractor Service</li> <li>- Custom Manufacturing Establishment</li> <li>- Emergency Response Service</li> <li>- General Industrial Use</li> <li>- Greenhouse</li> <li>- Kennel</li> <li>- Pet Care Service</li> <li>- Professional, Financial &amp; Office Service</li> <li>- Recycling Depot</li> <li>- Recycling Drop-off</li> <li>- Research and Development Facility</li> <li>- Service Station</li> <li>- Service Station (Limited)</li> <li>- Sign, Billboard</li> <li>- Sign, Freestanding (Limited)</li> <li>- Sign, Portable</li> <li>- Sign, Portable (Limited)</li> <li>- Sign, Projecting</li> <li>- Sign, Roof</li> <li>- Storage Facility</li> <li>- Surveillance Suite</li> <li>- Vehicle and equipment storage</li> <li>- Vehicle Repair Facility</li> <li>- Vehicle Repair Facility (Limited)</li> <li>- Vehicle sales, leasing and rental facility</li> <li>- Vehicle sales, leasing and rental facility (Limited)</li> <li>- Vehicle Wash</li> <li>- Veterinary Clinic</li> <li>- Warehouse Distribution and Storage</li> <li>- Warehouse Sales</li> </ul>	<ul style="list-style-type: none"> <li>- Commercial School</li> <li>- Community Service Facility</li> <li>- Eating and Drinking Establishment</li> <li>- Entertainment Facility, Indoor</li> <li>- Entertainment Facility, Outdoor</li> <li>- Health Service</li> <li>- Outdoor Storage</li> <li>- Outdoor Storage Facility</li> <li>- Recreation Facility, Indoor</li> <li>- Recreation Facility, Indoor (Restricted)</li> <li>- Recreation Facility, Outdoor</li> <li>- Retail Store (General)</li> <li>- Renewable Energy Device</li> <li>- Renewable Energy Device (Limited)</li> </ul>



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# DEMOGRAPHICS

## 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?

 <b>EDUCATION</b>	 <b>HEALTH SERVICES</b>	 <b>COMMUNITY</b>
<b>K-12 schools</b> <ul style="list-style-type: none"> <li>• 6 Elementary Schools</li> <li>• 3 Junior High Schools</li> <li>• 3 High Schools</li> </ul> <b>Post-Secondary Schools</b> <ul style="list-style-type: none"> <li>• University of Alberta (36 km)</li> <li>• Northern Alberta Institute of Technology (30 km)</li> <li>• Macewan University (33 km)</li> </ul>	<b>Fort Saskatchewan Community Hospital</b> 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.	<b>Outdoor Recreation Facilities</b> <ul style="list-style-type: none"> <li>• Boat Launch</li> <li>• Campground</li> <li>• Ball Parks</li> <li>• Dog Park</li> </ul> <b>Places To Visit And See</b> <ul style="list-style-type: none"> <li>• Indoor Recreation Complex</li> <li>• Theatre</li> <li>• Library</li> <li>• Bowling Alley</li> <li>• Pool</li> </ul>
	<b>Other Health Services</b> <ul style="list-style-type: none"> <li>• 8 medical clinics</li> <li>• 2 Walk in Clinics</li> <li>• 13 Dentist Offices</li> <li>• 4 Optometrist Centres</li> <li>• 4 Chiropractor Clinics</li> <li>• 1 Nursing Home</li> <li>• 1 Seniors Lodge</li> <li>• 2 Seniors Apartments</li> </ul>	

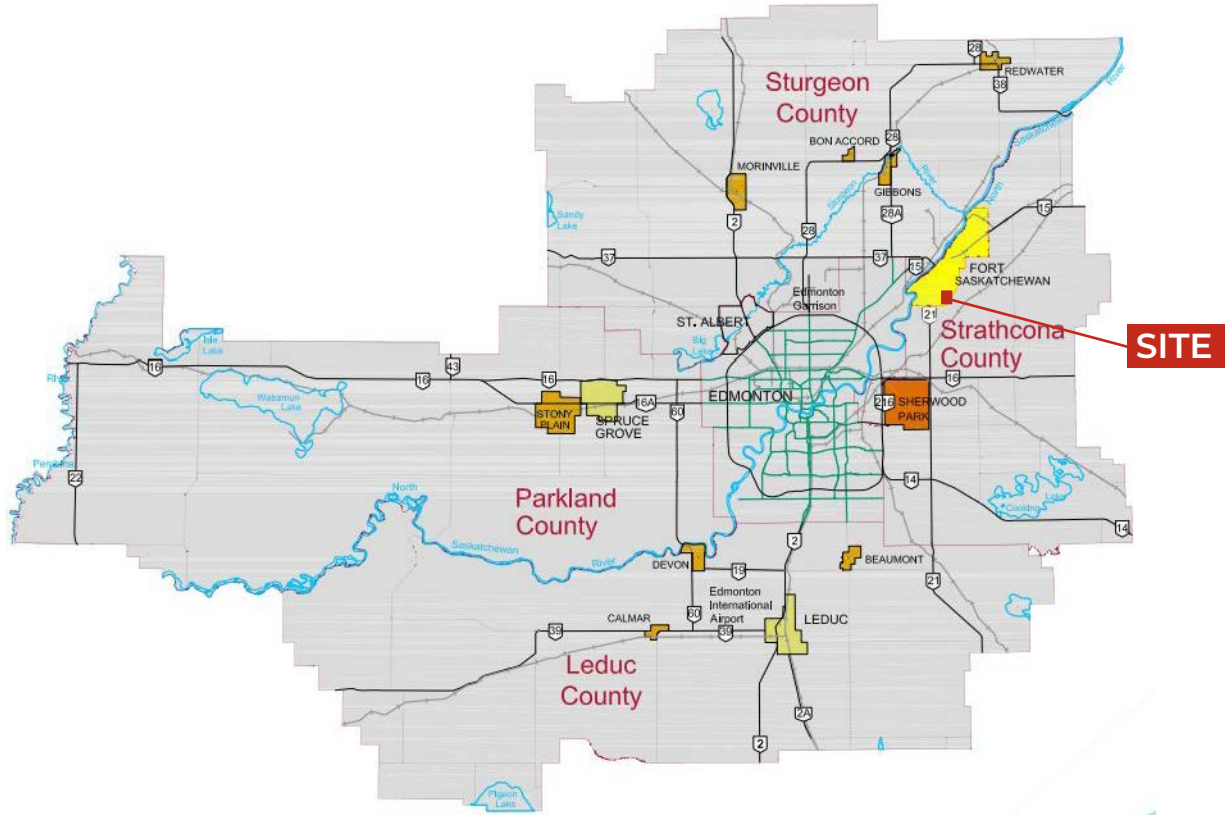


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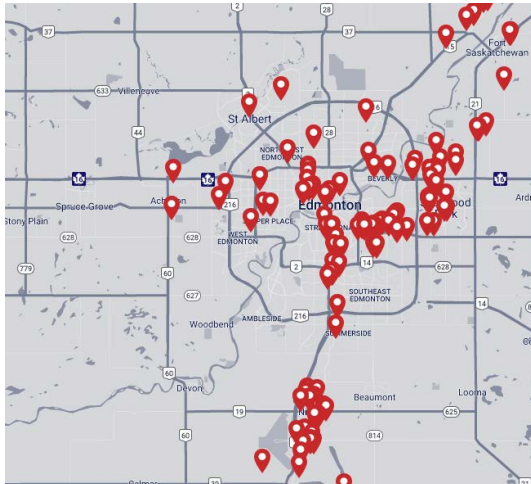
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# REGIONAL MAP



# 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



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## JOEL WOLSKI Director/Associate

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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

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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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