



**FOR SALE**

1,561 SF Turnkey Fully Fixtured Retail Condo in Fort Station

**#309- 10451 99 AVE  
FORT SASKATCHEWAN**

**NOAH ISSA**  
Vice President  
780-236-5723  
noah@sablerealty.ca

**ALI SHABEN**  
President, Broker/Owner  
780-446-8622  
ali@sablerealty.ca

**MAHMOUD SALEM**  
Associate  
780-807-6597  
msalem@sablerealty.ca



## For Sale: 1,561 SF Retail Condo

#309, 10451 99 Avenue presents 1,561 SF of fully fixtured retail condo space within Fort Station, a prominent mixed-use development fronting 99 Avenue in downtown Fort Saskatchewan. Currently improved as a salon and barbershop, the unit is turnkey for immediate occupancy — with C5 zoning offering one of the broadest permitted use lists in the city, making it a strong fit for personal services, retail, medical, professional office, food service, and more.

Strong street exposure on Fort Saskatchewan's primary commercial corridor, ample surface parking, and immediate possession make this an exceptionally low-friction entry point. Add in the long-term equity of ownership over leasing, a regional catchment of approximately 75,000 people, and the sustained economic pull of Alberta's Industrial Heartland — and this unit checks a lot of boxes.

## PROPERTY DETAILS

<b>Municipal Address</b>	#309- 10451 99 Ave Fort Saskatchewan
<b>Legal Description</b>	Plan: 1524851 Unit: 4
<b>Zoning</b>	Fort Mall Redevelopment District
<b>Vacant Unit Size</b>	1561 sqft
<b>Sale Price</b>	\$589,900 (\$378 PSF)
<b>Condo Fees</b>	\$473.19 Per Month (water, sewer, gas, property management, disposal included)
<b>Taxes</b>	\$5,767.38 Per Year (2025)



**FOR SALE**  
#309- 10451 99 Ave  
Fort Saskatchewan

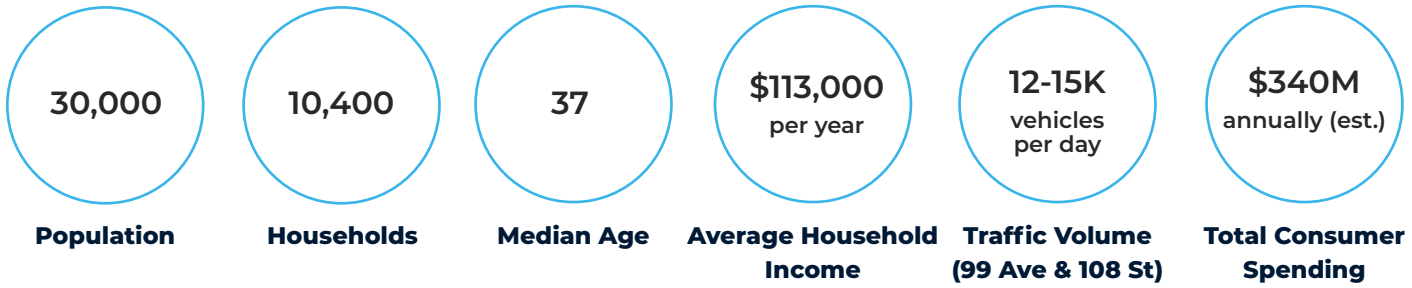
**NOAH ISSA**  
780-236-5723  
noah@sablerealty.ca

**ALI SHABEN**  
780-446-8622  
ali@sablerealty.ca

**MAHMOUD SALEM**  
780-807-6597  
msalem@sablerealty.ca

**SABLE REALTY**

# DEMOGRAPHICS (3KM RADIUS)



**FOR SALE**  
 #309- 10451 99 Ave  
 Fort Saskatchewan

**NOAH ISSA**  
 780-236-5723  
 noah@sablerealty.ca

**ALI SHABEN**  
 780-446-8622  
 ali@sablerealty.ca

**MAHMOUD SALEM**  
 780-807-6597  
 msalem@sablerealty.ca

**SABLE REALTY**



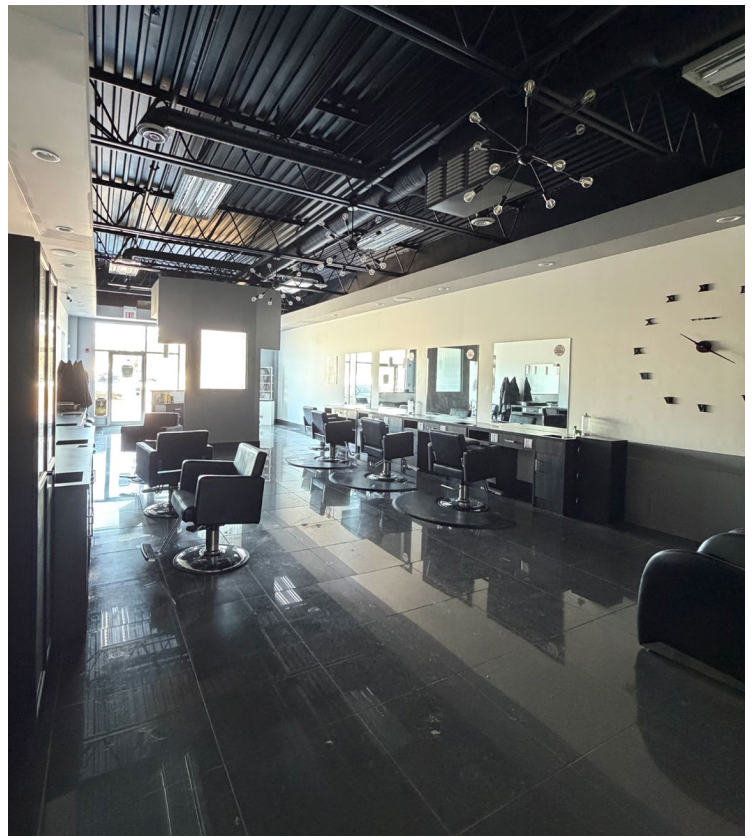
**FOR SALE**  
#309- 10451 99 Ave  
Fort Saskatchewan

**NOAH ISSA**  
780-236-5723  
noah@sablerealty.ca

**ALI SHABEN**  
780-446-8622  
ali@sablerealty.ca

**MAHMOUD SALEM**  
780-807-6597  
msalem@sablerealty.ca

**SABLE REALTY**



This document has been prepared by Sable Realty for advertising and general information only. Sable Realty makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Sable Realty excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom.

**FOR SALE**  
#309- 10451 99 Ave  
Fort Saskatchewan

**NOAH ISSA**  
780-236-5723  
noah@sablerealty.ca

**ALI SHABEN**  
780-446-8622  
ali@sablerealty.ca

**MAHMOUD SALEM**  
780-807-6597  
msalem@sablerealty.ca

**SABLE REALTY**