

| FORT SASKATCHEWAN COMMON |

# 9000 VETERANS WAY | FORT SASKATCHEWAN | AB LOTS FOR SALE | LEASE



IDEAL FOR GROCER



IDEAL FOR QSR WITH DRIVE THRU



IDEAL FOR RETAIL STRIP CENTRE



## COMMERCIAL LOTS FROM +/- 2 - 20 ACRES

- Direct exposure to Highway 21 and Highway 15 intersection and retail node
- Consistent population growth in Fort Saskatchewan over the past decade
- Average property taxes are  $\pm 45\%$  less than similar parcels in Edmonton
- Zoning allows for a variety of uses including grocers, restaurants, medical, professional, big box and general retail

**CAM PICKETTS**

Partner | Broker

780.437.7654

[cam.picketts@omada-cre.com](mailto:cam.picketts@omada-cre.com)

**MAY CUAN**

Associate

780.540.5333

[may.cuan@omada-cre.com](mailto:may.cuan@omada-cre.com)

**ALEX FU**

Associate

780.540.5328

[alex.fu@omada-cre.com](mailto:alex.fu@omada-cre.com)

| [OMADA-CRE.COM](http://OMADA-CRE.COM) | 780.540.5320

OMADA COMMERCIAL  
1400 Phipps-McKinnon Building  
10020 101A Ave, Edmonton AB T5J 3G2

**Omada**  
COMMERCIAL



# EASILY ACCESSIBLE LOTS

Vacancy	±2 – 20 Acre lots
Available	Immediately
Municipal	9000 Veterans Way, Fort Saskatchewan, AB
Legal	FORTSAS; ;15
Access	Veterans Way (Highway 21), Highway 15
Zoning	<u>DC(A)-07 Direct Control – Commercial Centre</u>
Asking Price	Negotiable
Basic Rent	Negotiable



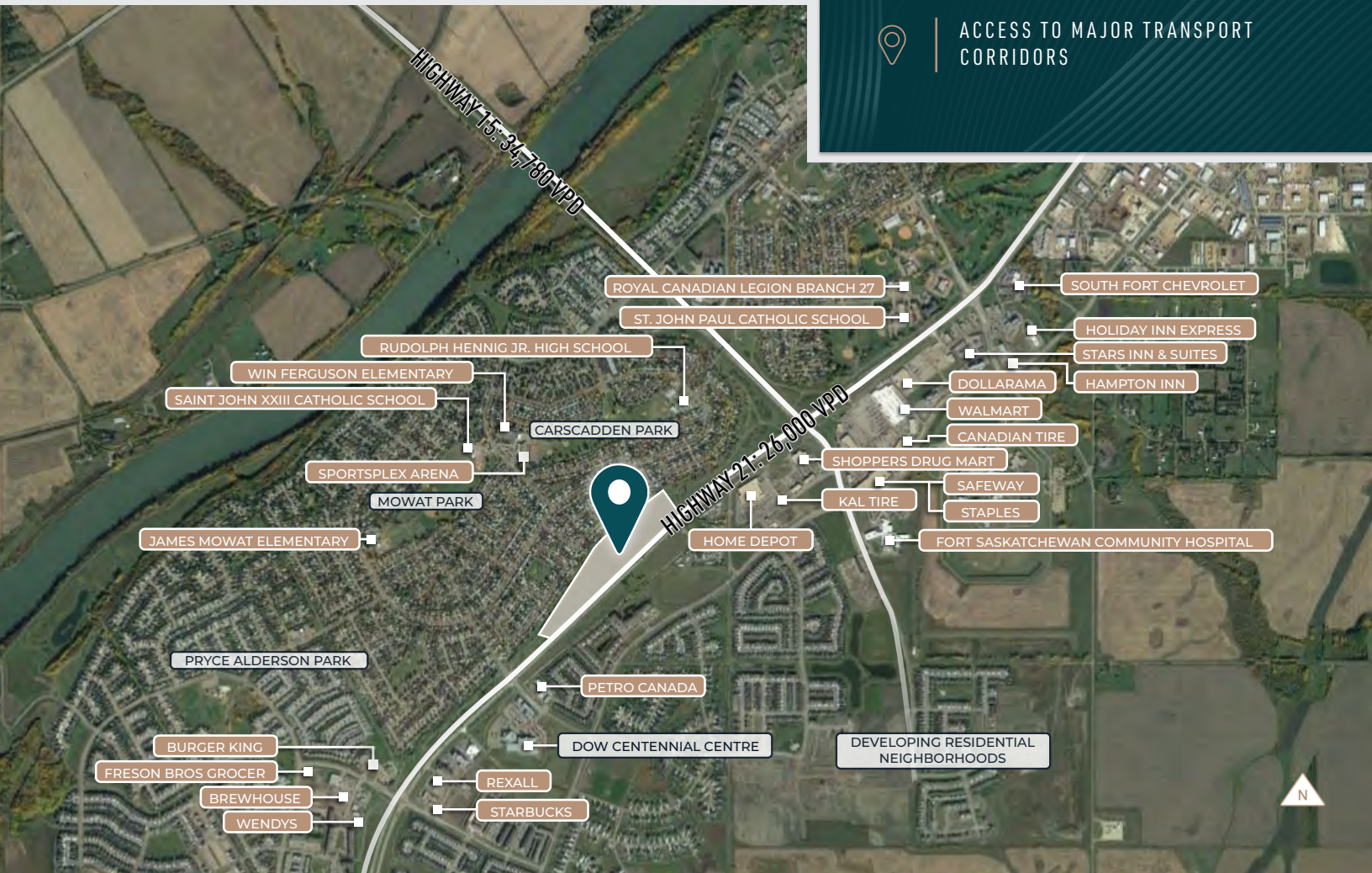
\$ | \$98,298 AVERAGE HOUSEHOLD INCOME WITHIN 2KM



| ALL DIRECTIONAL ACCESS



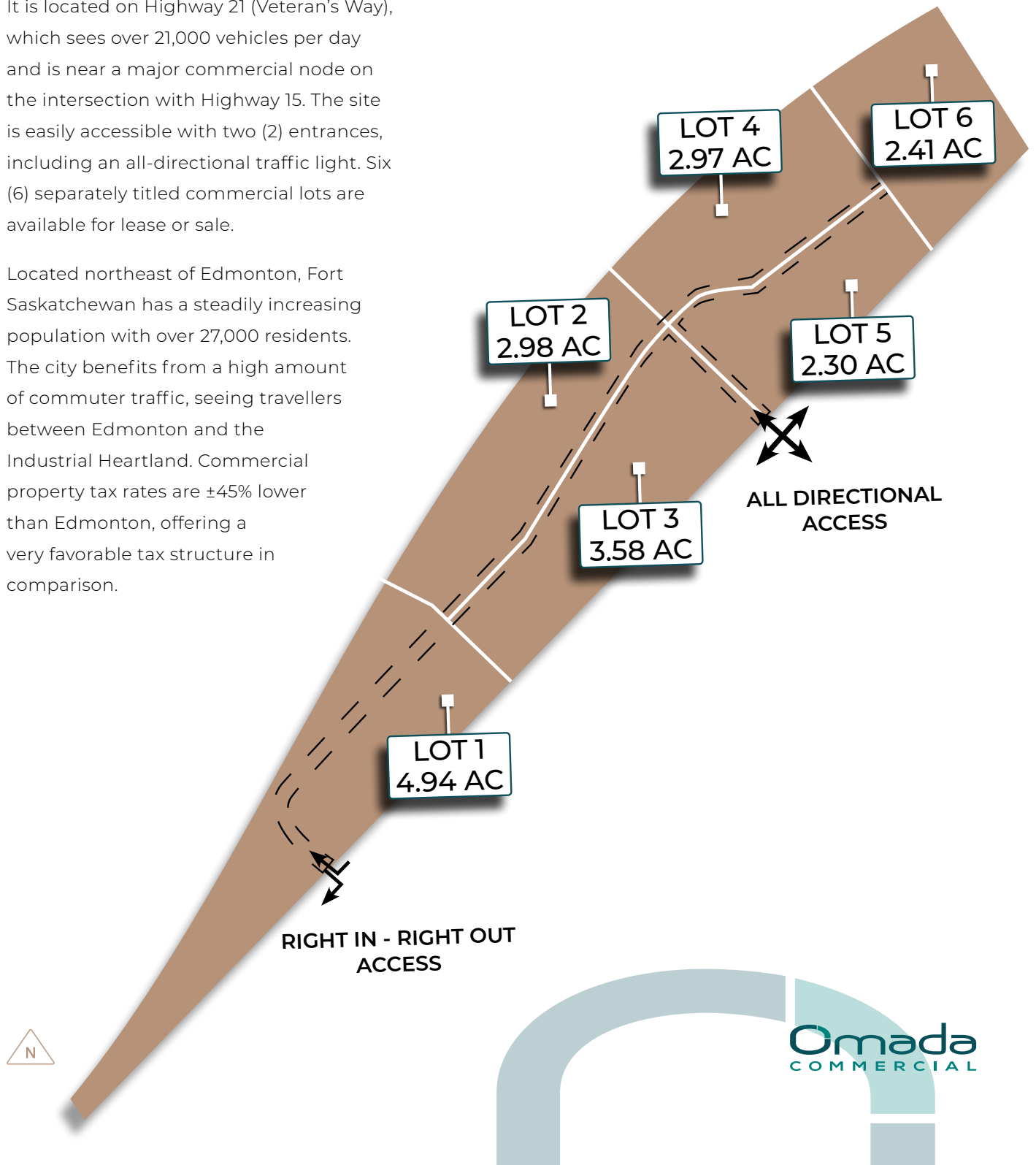
| ACCESS TO MAJOR TRANSPORT CORRIDORS



# FORT SASKATCHEWAN HIGHWAY COMMERCIAL OPPORTUNITY

Fort Saskatchewan Common is the city's newest highway commercial development. It is located on Highway 21 (Veteran's Way), which sees over 21,000 vehicles per day and is near a major commercial node on the intersection with Highway 15. The site is easily accessible with two (2) entrances, including an all-directional traffic light. Six (6) separately titled commercial lots are available for lease or sale.

Located northeast of Edmonton, Fort Saskatchewan has a steadily increasing population with over 27,000 residents. The city benefits from a high amount of commuter traffic, seeing travellers between Edmonton and the Industrial Heartland. Commercial property tax rates are  $\pm 45\%$  lower than Edmonton, offering a very favorable tax structure in comparison.

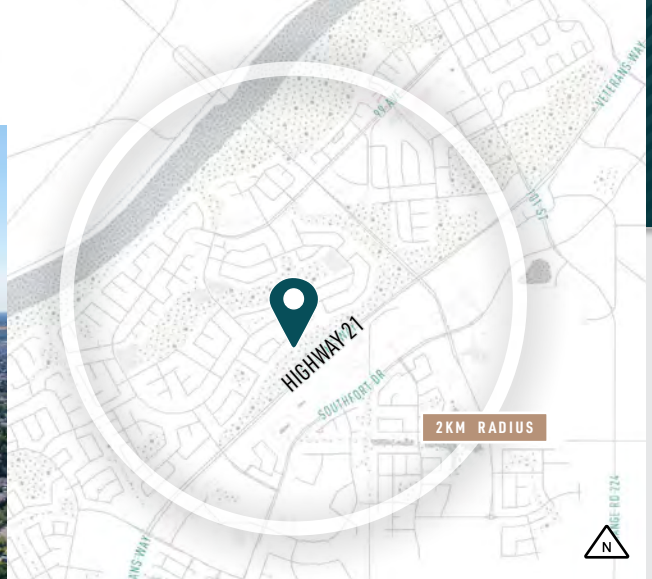




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9000 VETERANS WAY | FORT SASKATCHEWAN | AB

# RETAIL FOR SALE | LEASE



## [ POPULATION ]

19,132 residents

17,612 daytime population

**9.5% growth (2017-2022)**

9.1% projected growth (2022-2027)

## [ INCOME ]

Average household income of \$98,298

20.9% of households earn \$60,000 to \$100,000

**27.6% of households earn more than \$100,000**

## [ AGE ]

0-19 yrs = 25.7%

**20-39 yrs = 30.6%**

40-59 yrs = 24.6%

60+ yrs = 19.0%

## [ TRAFFIC ]

**21,470 VPD on Highway 21**

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