

**FOR LEASE**

Upcoming Class A Retail Development in Fort Saskatchewan

# GALAXY PLAZA FORT SASKATCHEWAN

200 Greenfield Link, Fort Saskatchewan, AB

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## FOR LEASE 10,173 SF of Modern Commercial Construction

Sable Realty is proud to present Galaxy Plaza – Fort Saskatchewan, an exceptional new Class A retail development by Golden Galaxy Developments, strategically located at 200 Greenfield Link in Fort Saskatchewan. This high-exposure project will deliver approximately 10,173 SF of modern commercial space designed to accommodate a diverse mix of retail, service, professional, and food-oriented users. The development is thoughtfully planned to serve both established neighbourhoods and expanding residential communities, offering flexible unit configurations suitable for a wide range of uses.

Situated on a  $\pm 0.50$ -acre site with strong frontage and visibility, Galaxy Plaza benefits from consistent local and commuter traffic and convenient access to key arterial roadways connecting Fort Saskatchewan to the greater Edmonton region. As the community continues to experience sustained population growth and increasing demand for everyday retail and essential services, Galaxy Plaza represents an excellent opportunity for tenants and businesses to establish a long-term presence within one of the Capital Region's fastest growing and most dynamic trade areas.

## PROPERTY DETAILS

<b>Property Name</b>	Galaxy Plaza – Fort Saskatchewan
<b>Municipal Address</b>	200 Greenfield Link, Fort Saskatchewan, AB
<b>Legal Description</b>	Plan 2521368, Block 10, Lot 100A
<b>Site Size</b>	$\pm 0.50$ acres
<b>Building Area</b>	$\pm 10,173$ SF
<b>Utilities</b>	Separately Metered
<b>Basic Rent</b>	\$40 PSF
<b>Additional Rent</b>	\$12 PSF (2027 Estimate)
<b>Possession</b>	Fall 2027 (est.)
<b>Zoning</b>	DC(A)-22 Direct Control



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## DEMOGRAPHICS WITHIN 5KM

**31,000**  
POPULATION

**34,500**  
DAYTIME  
POPULATION

**\$116,000**  
AVERAGE  
HOUSEHOLD  
INCOME

**37 years**  
MEDIAN AGE

**9%**  
POPULATION  
GROWTH

**25,000+**  
VEHICLES  
PER DAY

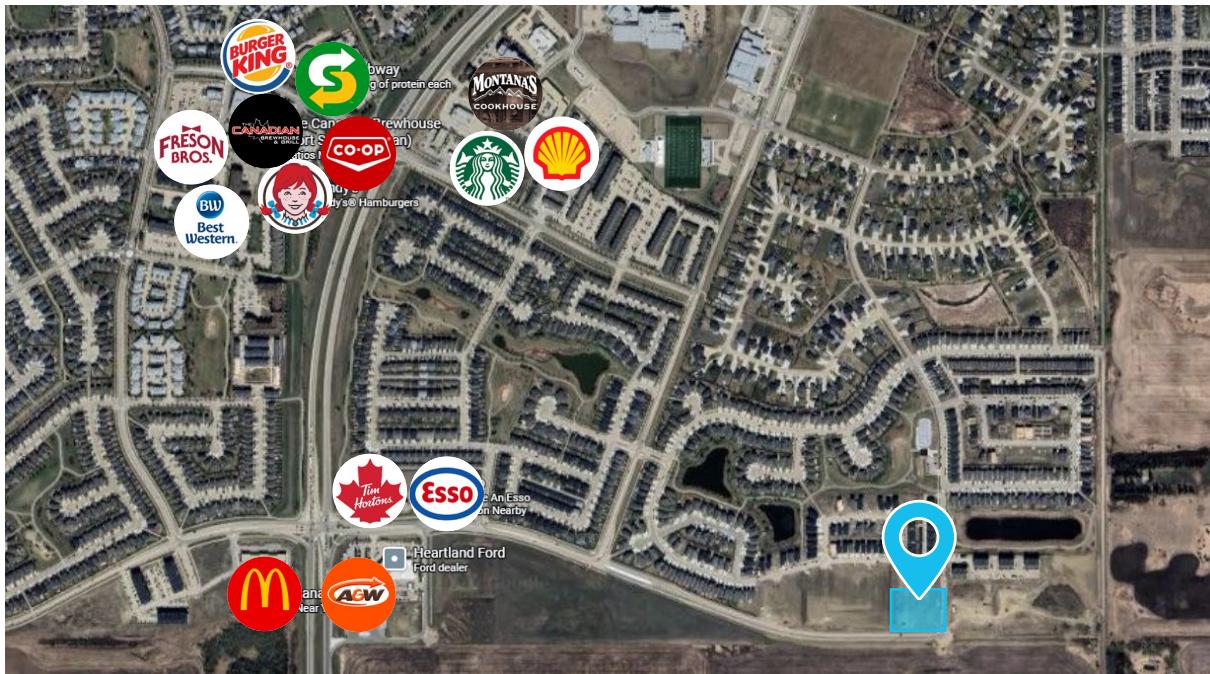
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## GREENFIELD LINK / SURROUNDING AREA

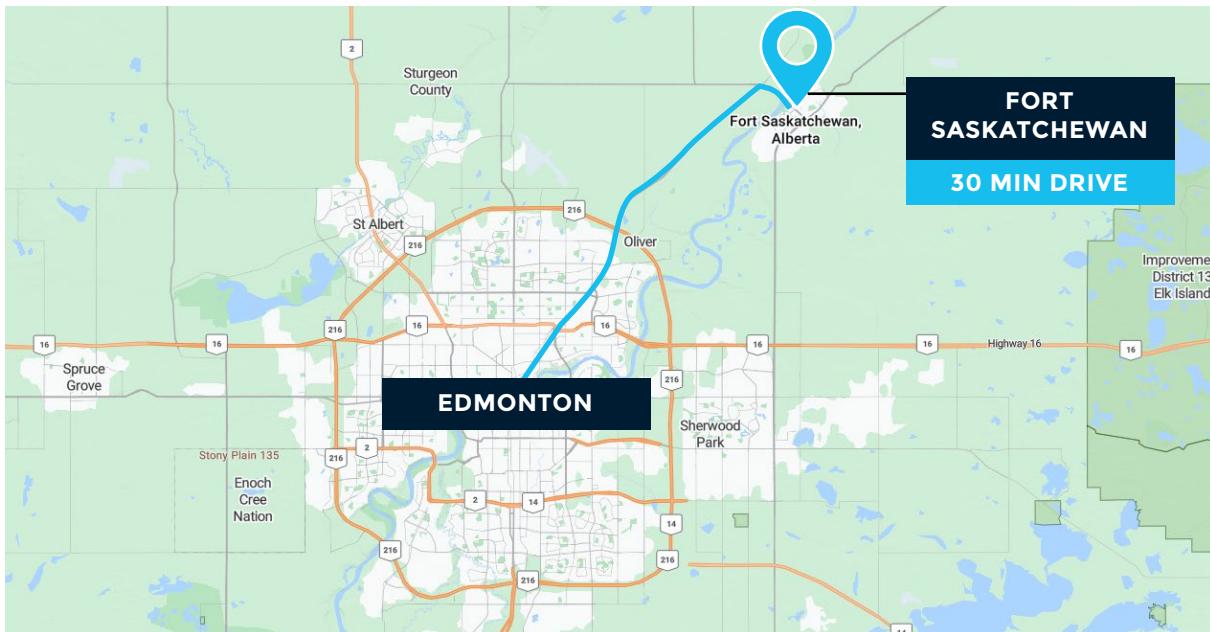
Strategically located within Fort Saskatchewan with convenient access to regional roadways

Direct connectivity to Highway 21, providing access to Edmonton, Sherwood Park, and the Capital Region

High daily traffic volumes from local residents and regional commuters

Proximity to established residential neighbourhoods and major employment areas

Strong long-term potential for retail and service-oriented development



## ABOUT FORT SASKATCHEWAN

One of Alberta's fastest-growing and most stable regional communities

Population of approximately 30,000+ with above-average household incomes

Family-oriented neighbourhoods supported by schools, parks, and community amenities

Ongoing residential growth supporting future demand for retail, dining, and service uses

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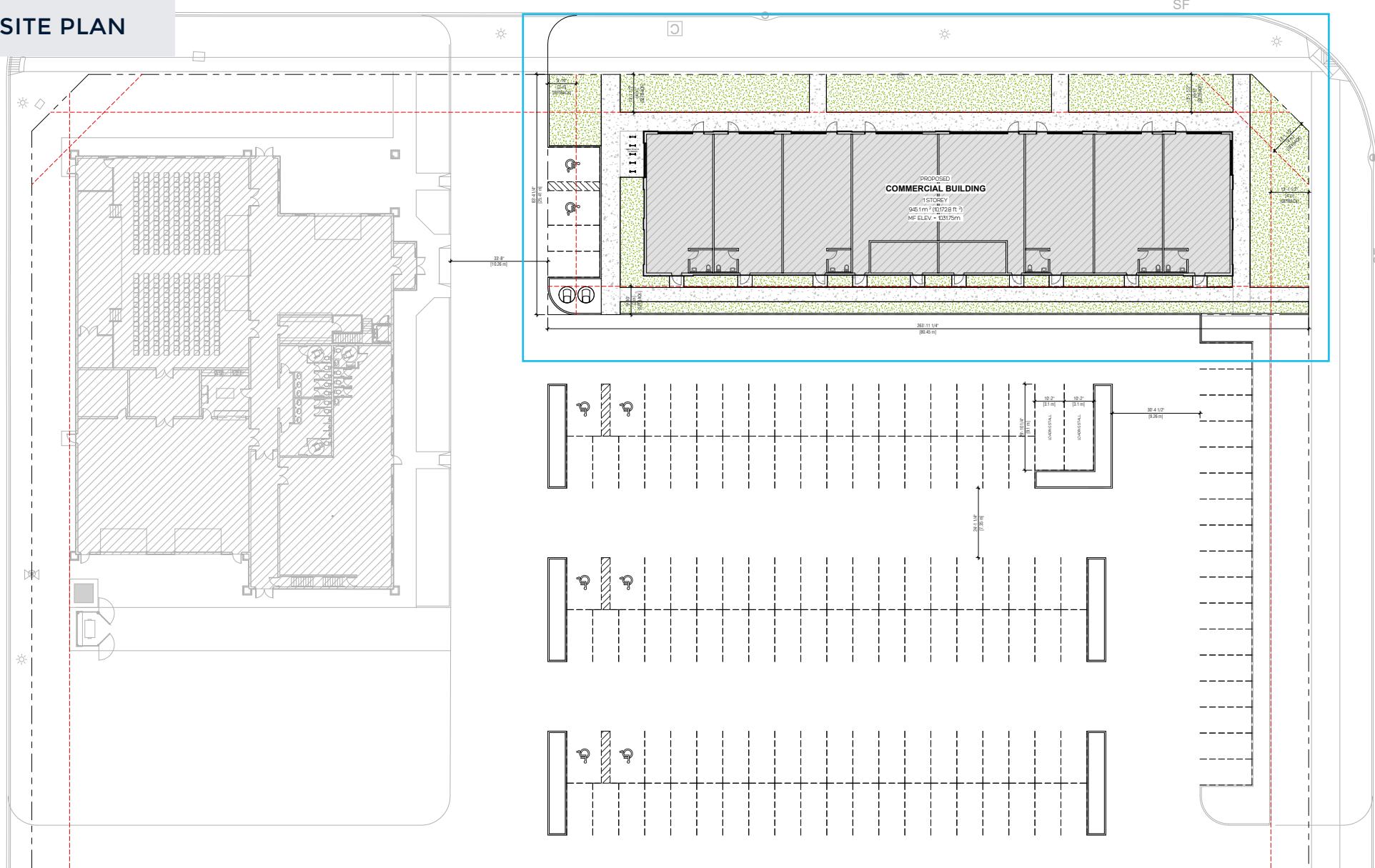
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## SITE PLAN



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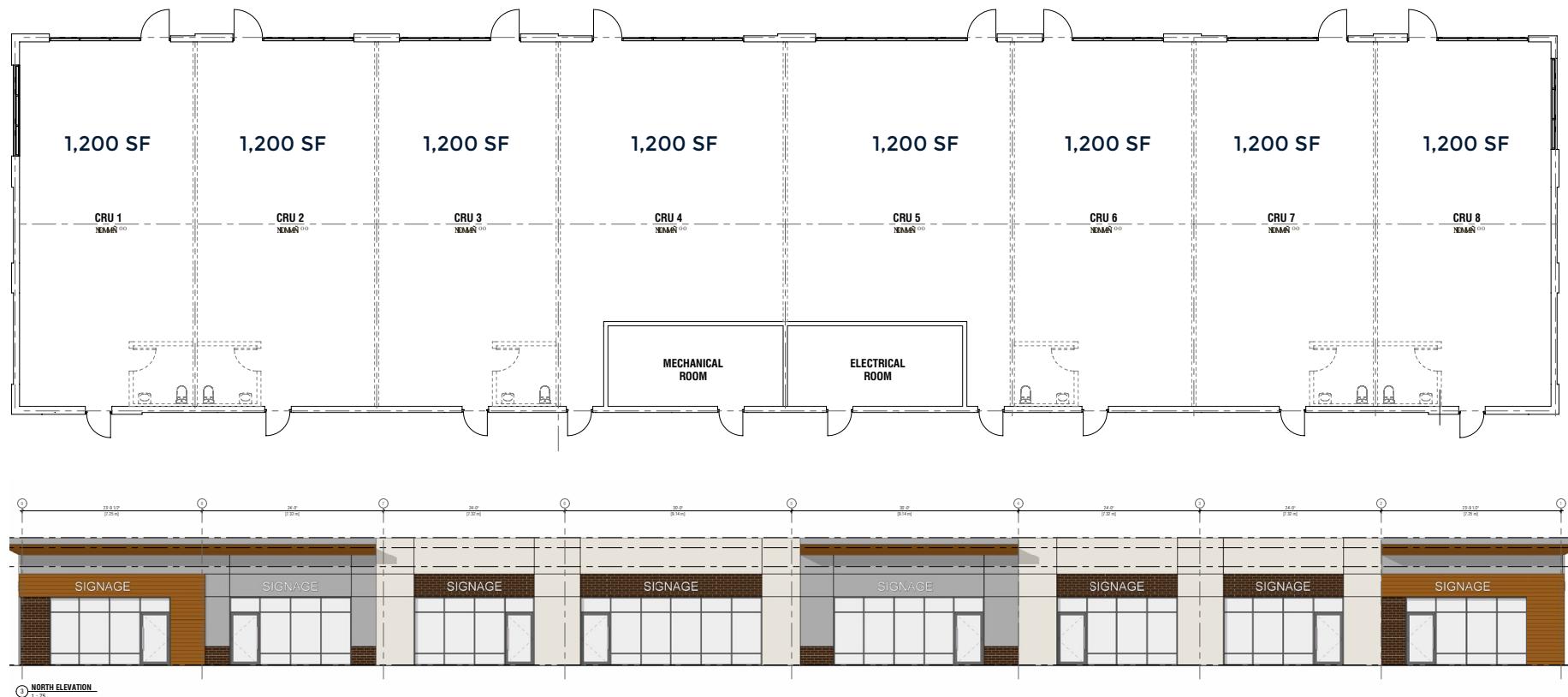
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## FLOOR PLAN



### Zoning: DC(A)-22 Direct Control

Permitted Uses	Discretionary Uses
Business Support Services	Personal Service
Child Care Facility	Place of Worship
Eating and Drinking Establishment	Professional Service
Government Service	Professional, Financial, and Other Service
Health Service	Retail Store (Convenience)
Multi-attached Housing	Service Station (Limited)
	Community Service Facility
	Custom Manufacturing
	Funeral Home
	Pet Care Service
	Recreation Facility (Indoor)
	Show Home
	Veterinary Clinic

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## GET MORE INFORMATION

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## ABOUT SABLE REALTY

### [sablerealty.ca](http://sablerealty.ca)

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