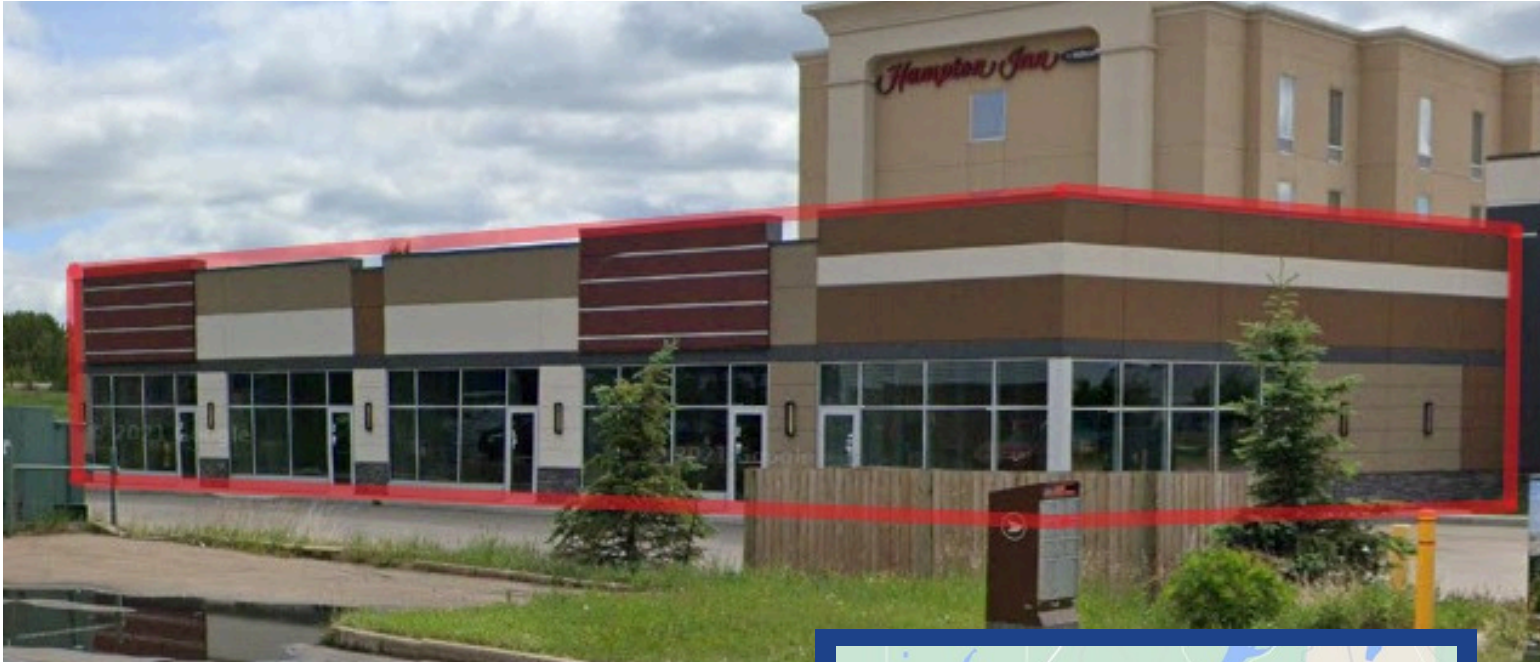




FOR LEASE

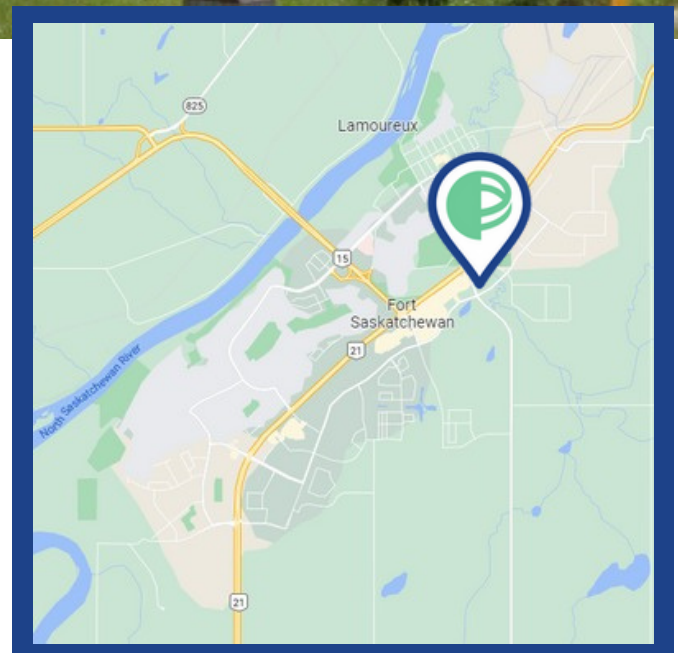


HEARTLAND SQUARE

8711 - 101 Street, Fort Saskatchewan, AB

PROPERTY HIGHLIGHTS

- 4 Retail Bays in a prime retail corridor location
- Up to 4,692 square feet available
- Bays of 1,173 square feet each
- Minutes away from growing residential neighborhoods and downtown
- Adjacent to 6 hotels, professional services and major retailers
- Over 30,000 vehicles per day exposure
- Convenient location, Immediately off HWY 21/15 and 101 Street



HEARTLAND SQUARE

8711 - 101 Street, Fort Saskatchewan, AB

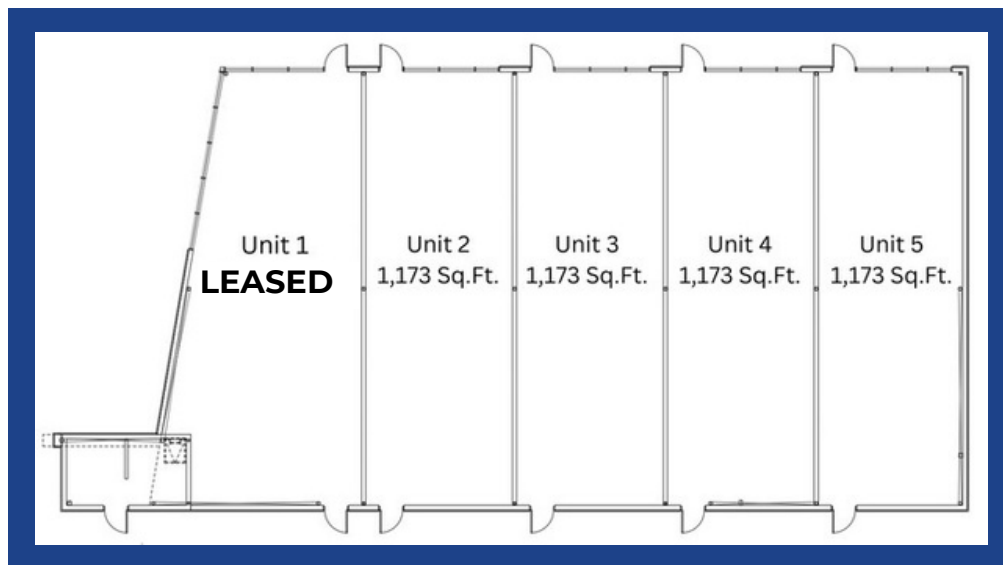
Located in the major retail and hospitality corridor of Fort Saskatchewan

FOR LEASE



PROPERTY DETAILS:

Lease Rate:	Market
Operating Costs:	\$7.00 psf
Total Available Area:	4,692 Sq.Ft.
Bay 1 - LEASED	1,362 Sq.Ft.
Bay 2	1,173 Sq.Ft.
Bay 3	1,173 Sq.Ft.
Bay 4	1,173 Sq.Ft.
Bay 5 (east End Cap)	1,173 Sq.Ft.
Zoning:	CB2



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