

| SABLE REALTY |



GOLDEN GALAXY
DEVELOPMENTS

FOR LEASE

Upcoming Class A Retail Development in Fort Saskatchewan

GALAXY PLAZA FORT SASKATCHEWAN

202 Greenfield Link, Fort Saskatchewan, AB

NOAH ISSA
Vice President
Investment Sales & Leasing
780-236-5723
noah@sablerealty.ca

MAHMOUD SALEM
Associate
Investment Sales & Leasing
780-807-6597
msalem@sablerealty.ca

ALI SHABEN
President, Broker/Owner
Investment Sales & Leasing
780-446-8622
ali@sablerealty.ca



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 202 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 ±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

Property Name	Galaxy Plaza – Fort Saskatchewan
Municipal Address	202 Greenfield Link, Fort Saskatchewan, AB
Legal Description	Plan 2521368, Block 10, Lot 100A
Site Size	±0.50 acres
Building Area	±10,173 SF
Utilities	Separately Metered
Basic Rent	\$40 PSF
Additional Rent	\$12 PSF (2027 Estimate)
Possession	Fall 2027 (est.)
Zoning	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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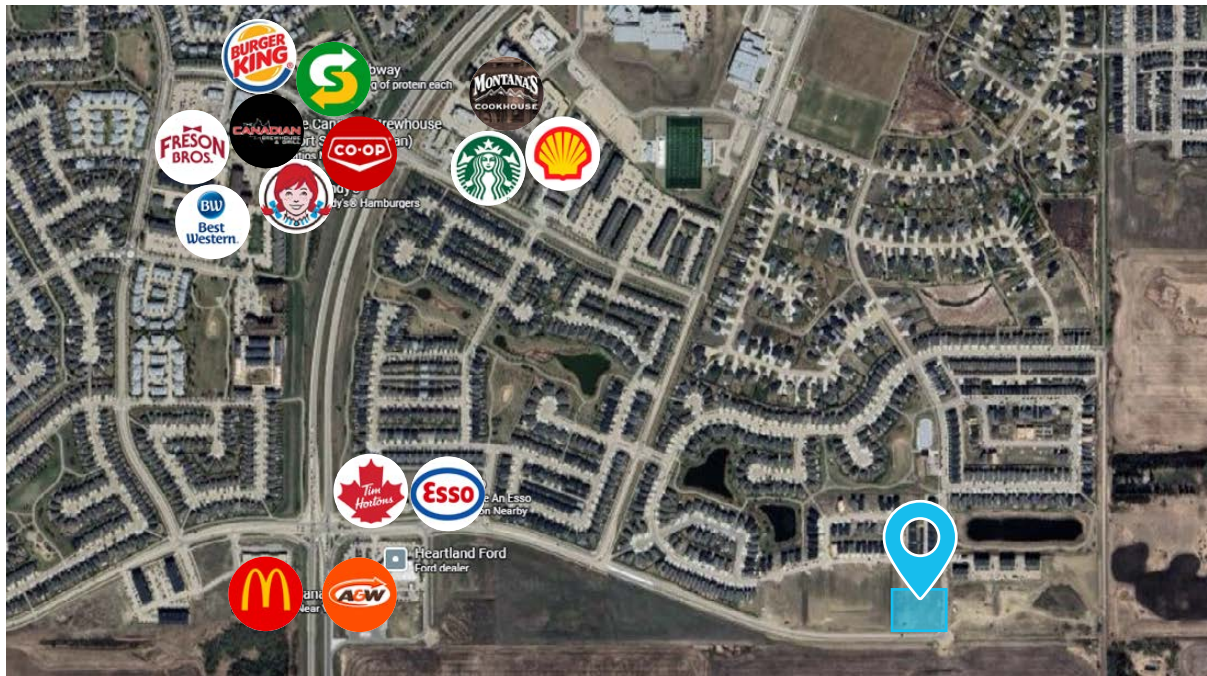
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GREENFIELD LINK / SURROUNDING AREA

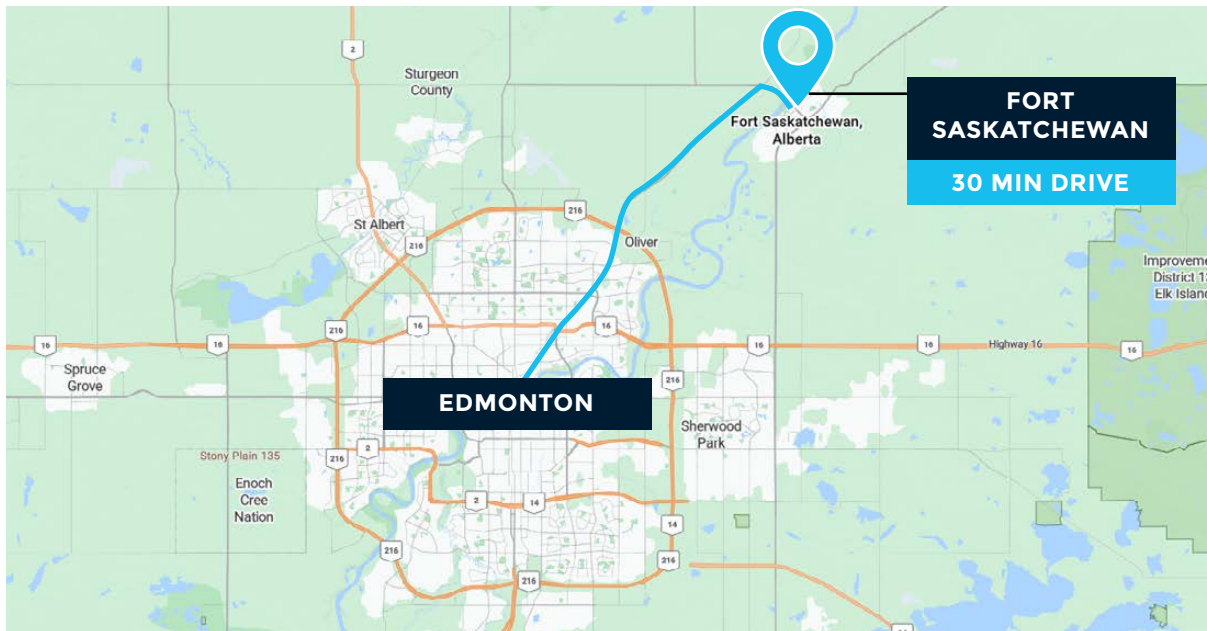
Strategically located within Fort Saskatchewan with convenient access to regional roadways

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

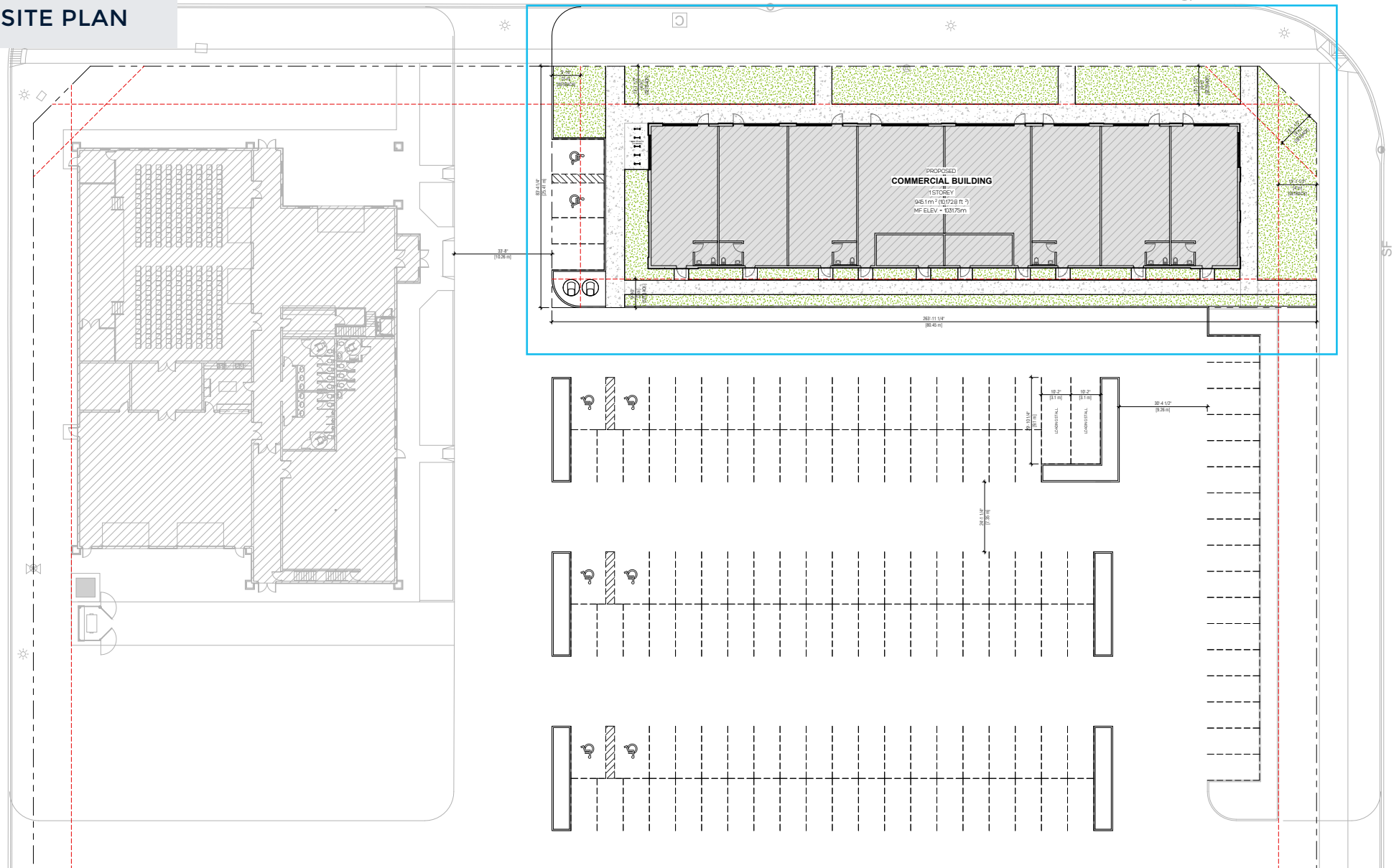
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SITE PLAN



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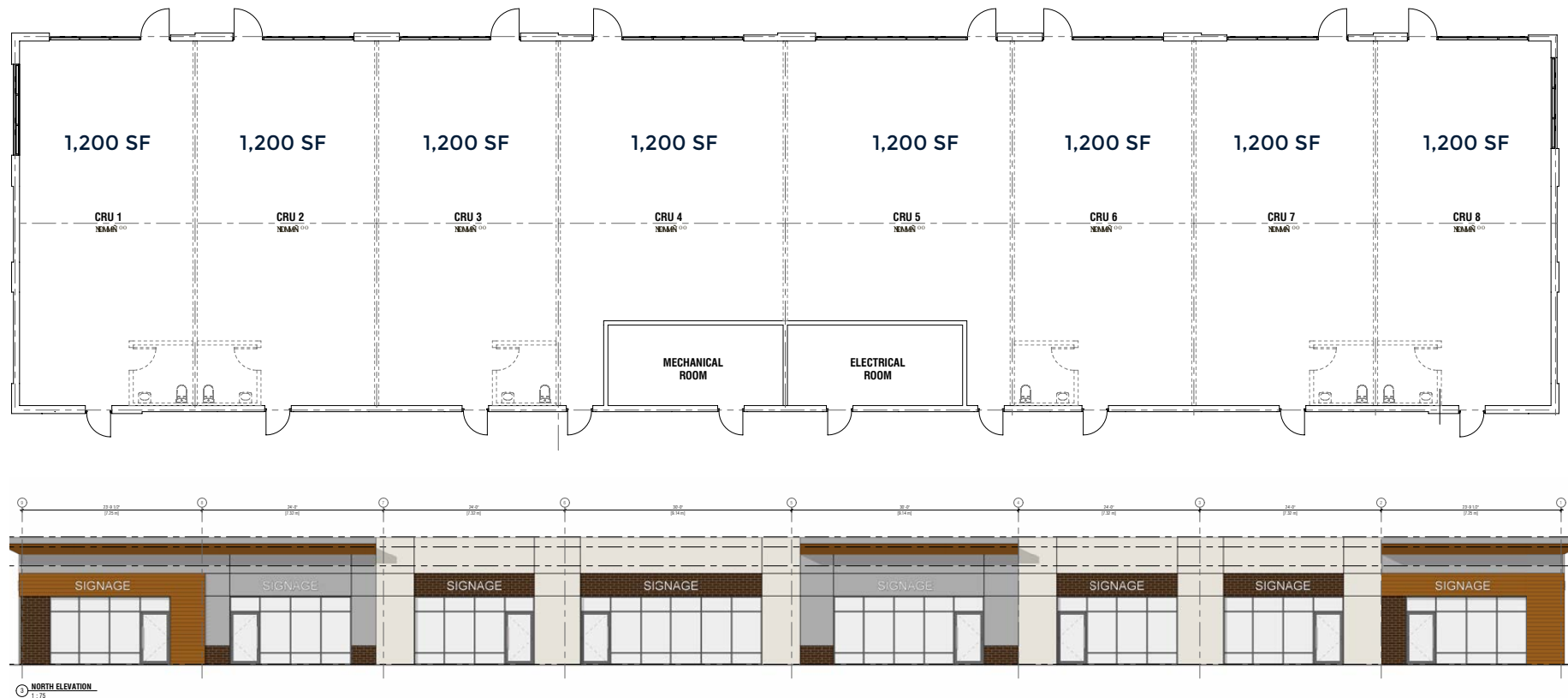
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FLOOR PLAN



Zoning: General Commercial District (C-2)

Permitted Uses

Business Support Services
Child Care Facility
Eating and Drinking Establishment
Government Service
Health Service
Multi-attached Housing

Personal Service
Place of Worship
Professional Service
Professional, Financial, and Other Service
Retail Store (Convenience)
Service Station (Limited)

Discretionary Uses

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

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10350 124 St Unit 102
Edmonton, AB T5N 3V9
(780) 429-4168

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