

FOR LEASE STATION CROSSING

9968 99 AVENUE, FORT SASKATCHEWAN, AB



5,083 SF WITH DRIVE THRU

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OVERVIEW / STATION CROSSING

9968 99 AVENUE, FORT SASKATCHEWAN, AB

OPPORTUNITY

The City of Fort Saskatchewan is a vibrant economic and hub located just 15 minutes northeast of Edmonton on the banks of the North Saskatchewan River. The property benefits from being located along Main Street, nearby various local and national retailers, well known Legacy and Fort Centre Park, and close to residential neighbourhoods.

HIGHLIGHTS

- Currently occupied by ATB Financial and available May 1, 2027
- Opportunity to lease 5,083 SF of retail space, with demising options available
- Anchored by Dollarama, shadow anchored by Co-op Grocery
- Corner lot positioning provides the unit with excellent exposure to both Main Street and 100 Street with high vehicle traffic per day
- The property is easily accessible from major arteries Highway 15 as well as 89 Avenue
- The building has a modern feel finished with desirable landscaping surrounding the property
- Ample on-site surface parking stalls provide convenience to both staff and customers
- Anchored by ATB Financial in a high traffic location, join many successful retailers in the area like Dollarama, Dairy Queen, Pizza 73, TD Bank Co-Op and more



DETAILS + SITE MAP

STATION CROSSING

9968 99 AVENUE, FORT SASKATCHEWAN, AB

Municipal Address: 9968 99 Avenue, Fort Saskatchewan, AB

Legal Description: Plan 0024794, Lot 18A

Zoning: C-D - Commercial Downtown

Parking: Ample On-Site Surface Parking

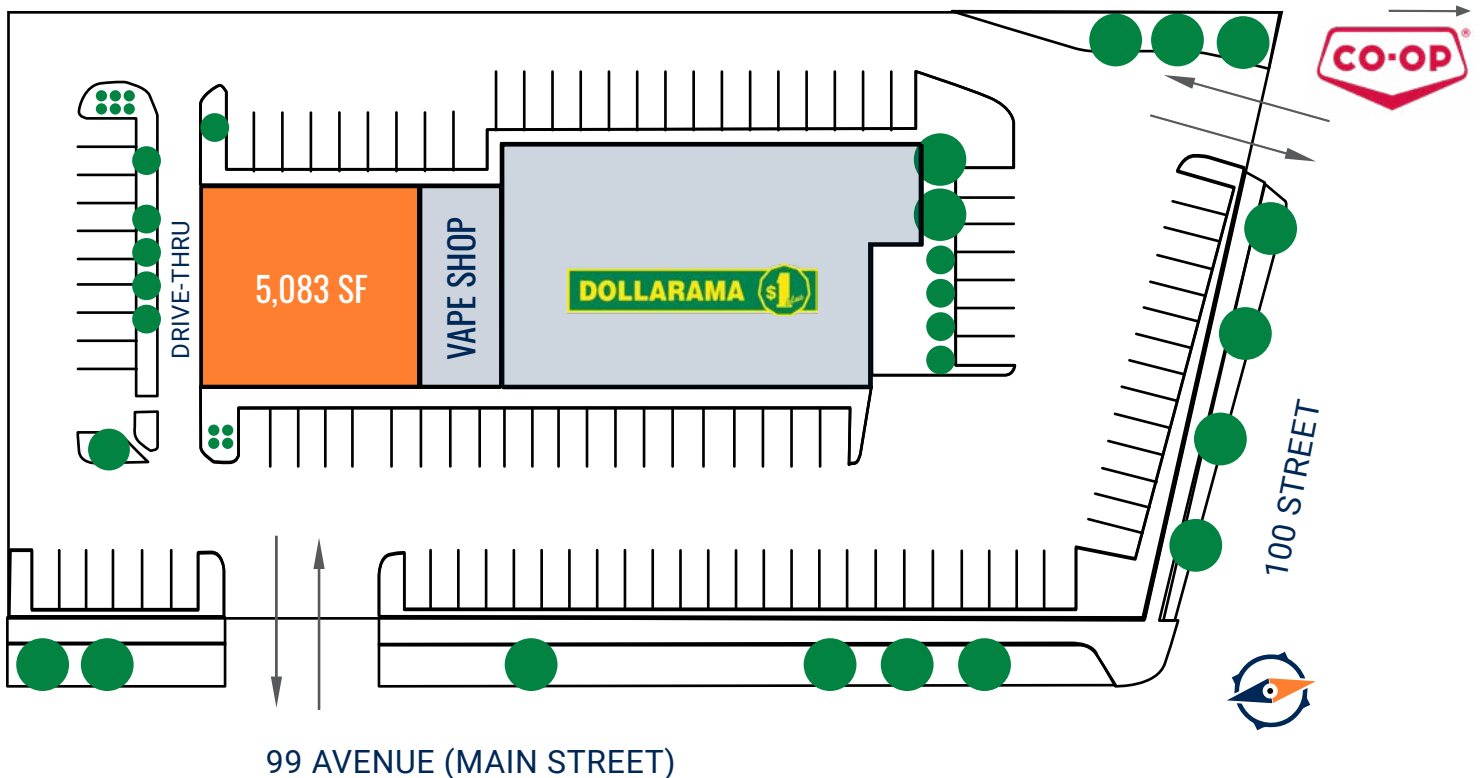
Available Space: 5,083 SF

Availability: May 1, 2027

Lease Rate: Market

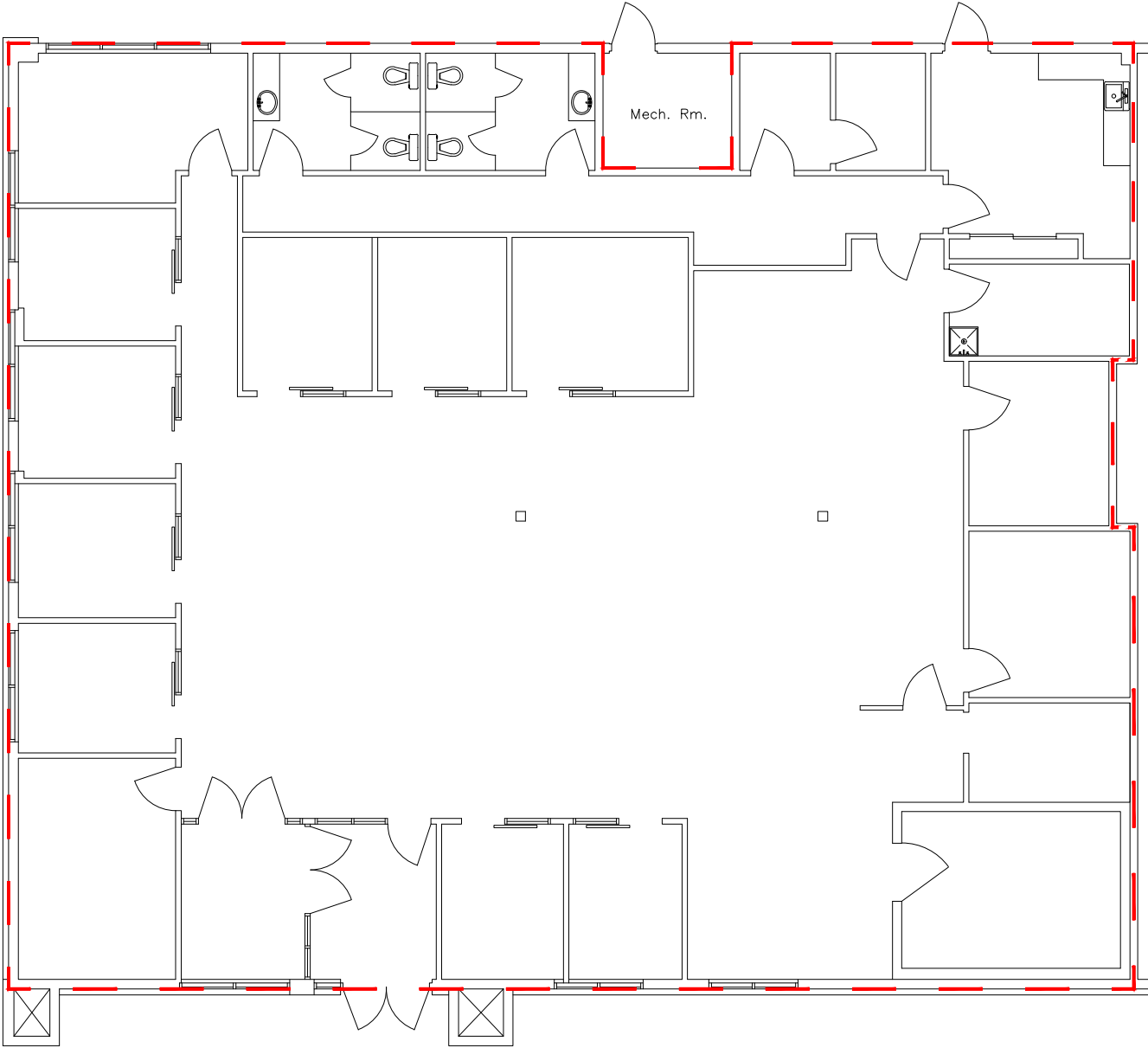
Additional Rent: \$8.00/SF (Estimate)

SITE PLAN



FLOOR PLAN / STATION CROSSING

9968 99 AVENUE, FORT SASKATCHEWAN, AB



AREA + STATS / STATION CROSSING

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Whitemud Drive	3 minutes
Southgate Centre	4 minutes
Whyte Avenue	7 minutes
University of Alberta	9 minutes



26,730
vehicles
per day



EXPOSURE
Along 99 Avenue &
99 Street



PARKING
ample surface
parking



TRANSIT
in direct
proximity



\$121,723
household income
average within 3 km



29,905
population
within 5 km



MAIN FLOOR
commercial
retail space





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