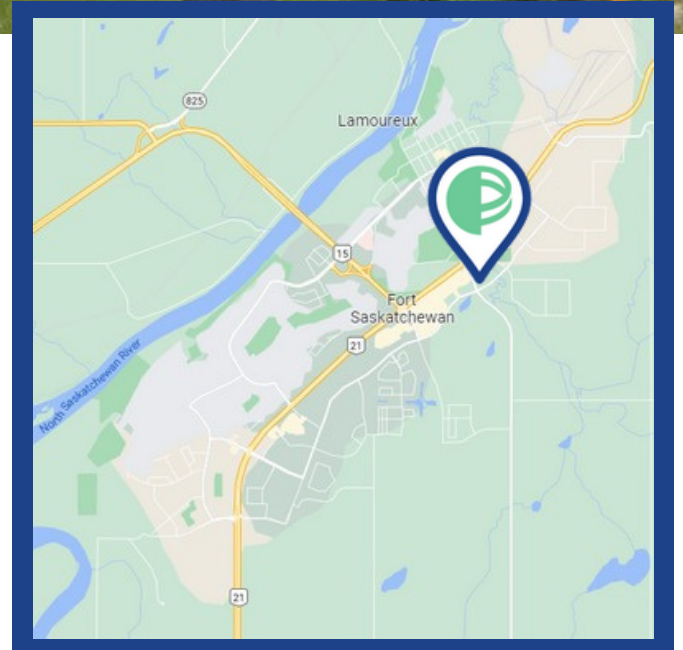




FOR LEASE



HEARTLAND SQUARE

8711 - 101 Street, Fort Saskatchewan, AB

PROPERTY HIGHLIGHTS

- **LAST BAY REMAINING!**
- **1,173 square feet**
- **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

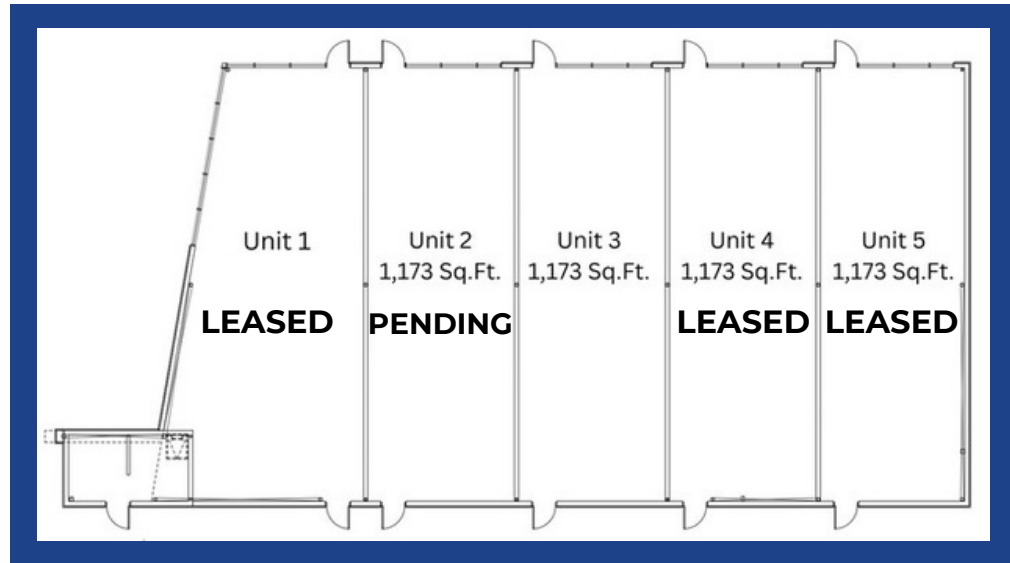
FOR LEASE

Located in the major retail and hospitality corridor of Fort Saskatchewan



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 - PENDING	1,173 Sq.Ft.
Bay 3	1,173 Sq.Ft.
Bay 4 - LEASED	1,173 Sq.Ft.
Bay 5 - LEASED	1,173 Sq.Ft.
Zoning:	CB2



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