



8716 112 Street, Fort Saskatchewan, AB

## High Power Shop

PROPERTY  
DETAILS

Address:	8716 - 112 Street, Fort Saskatchewan, AB
Legal:	Plan 7720410, Block 2, Lot 5A
Zoning:	IL (Light Industrial)
Site Size:	0.80 Acres (+/-)
Building Size:	9,200 SF (+/-)
Op Costs:	\$5.40 SF (TBC)
Lease Rent:	\$15.50 SF
Available:	Immediately

PROPERTY  
HIGHLIGHTS

- Heavy power industrial shop in Fort Saskatchewan
- Grade and dock loading
- Fully paved, fenced yard
- Low office percentage
- Bonus concrete storage mezzanine (2,700 SF (+/-))



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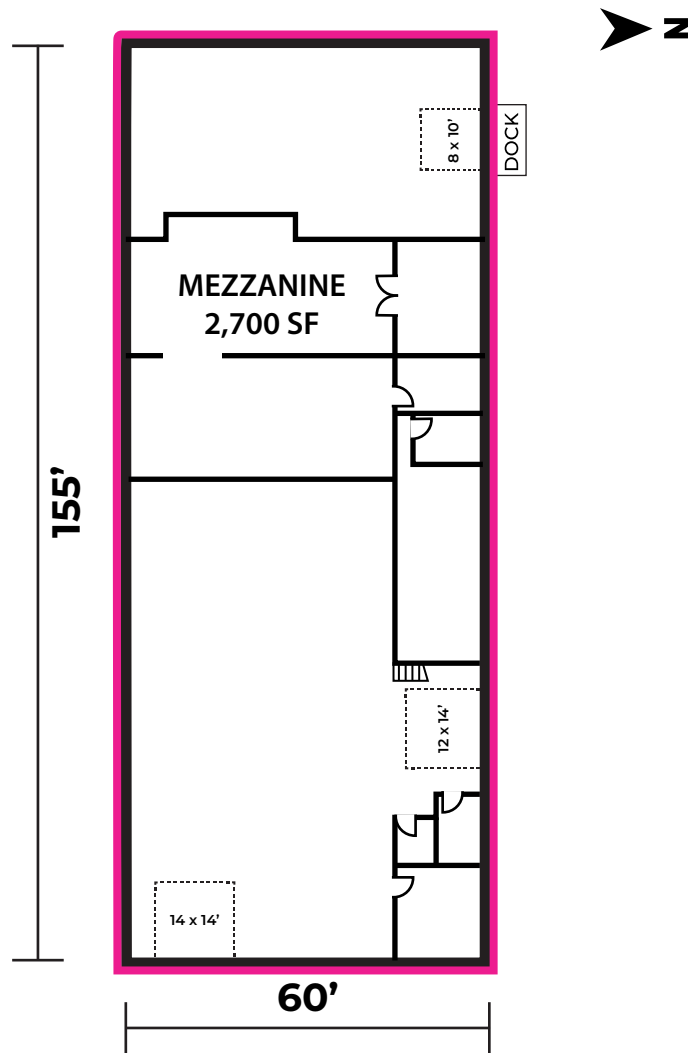
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# FLOOR PLAN

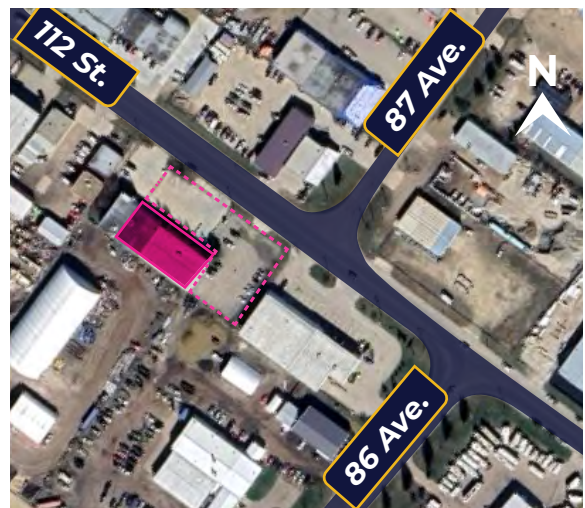
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## MAIN FLOOR



## PROPERTY DETAILS

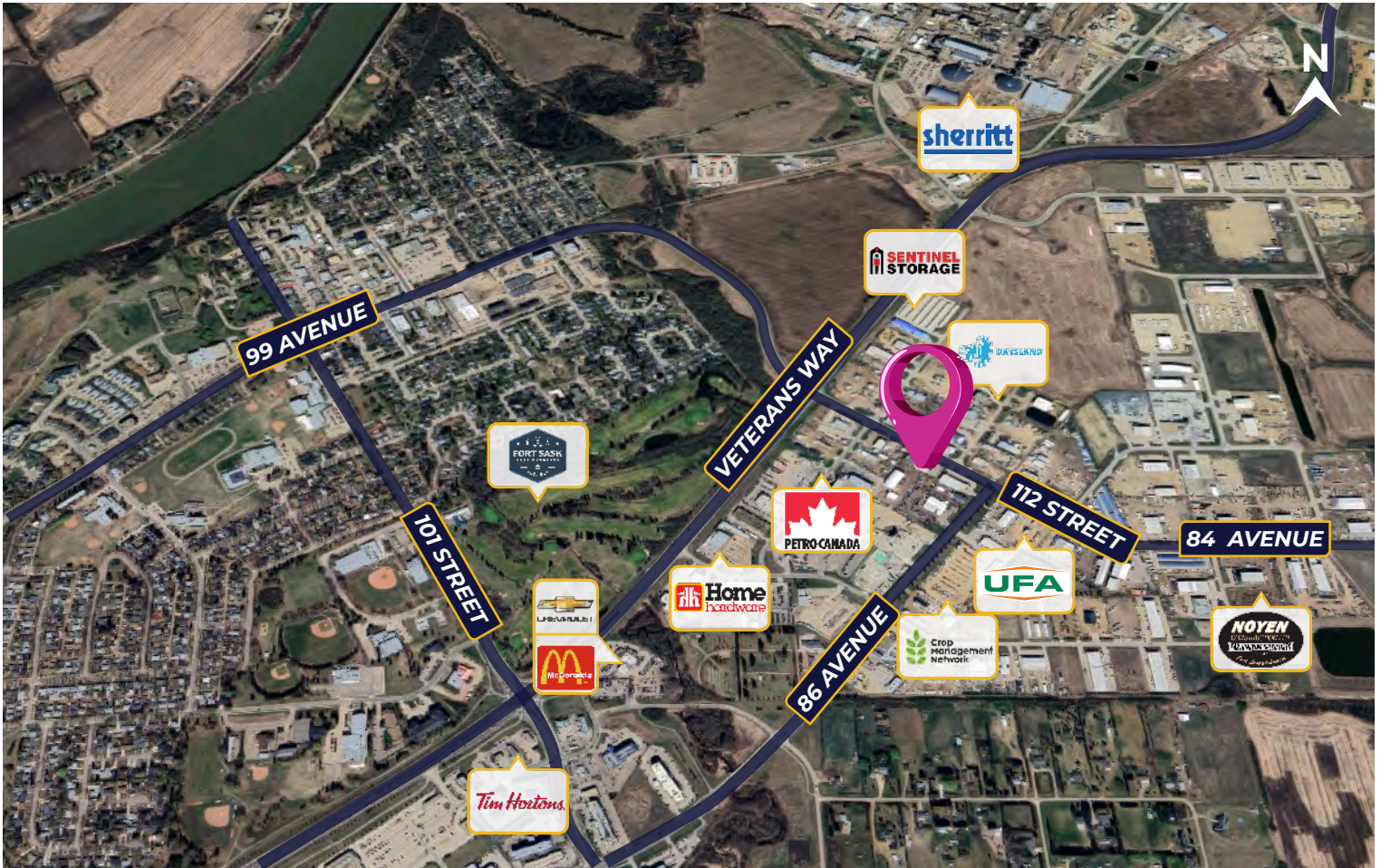
Yard:	Fully paved and fenced
Parking:	Ample surface parking
Heat:	Forced Air
Power:	400 v / 600 Amp / 3 Phase (TBC by Tenant)
Loading:	1 x 12' x 14' Grade Doors
	1 x 14' x 14' Grade Doors
	1 x 8' x 10' Grade Doors
Floor Drains:	Yes
Ceiling Height:	21' (18' under beam)



**Disclaimer:** This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise. **Property details** provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details—should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.

Property features:





**NEIGHBORHOOD HIGHLIGHTS**

- **Access to Major Highways:** Alberta Highway 15 the most significant highway right by Fort Saskatchewan, running east-west and connecting the city to Edmonton to the west and farther east toward Lamont and Mundare. Highway 21 connects to Highway 15 right in town and heads south toward larger regional links.
- **Growing Industrial and Commercial Area:** Surrounded by a diverse range of businesses, making it ideal for manufacturing, logistics, and warehousing.
- **Nearby Amenities:** Close to hotels, restaurants, and service stations, providing convenience for employees and business operations.
- **Proximity to Leduc Downtown:** Offers easy access to local shopping centers, dining, and service-based businesses.



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