



## 5,471 SF OFFICE SPACE

### ROSS CREEK PROFESSIONAL CENTER

## #103, 10101 - 86 Avenue

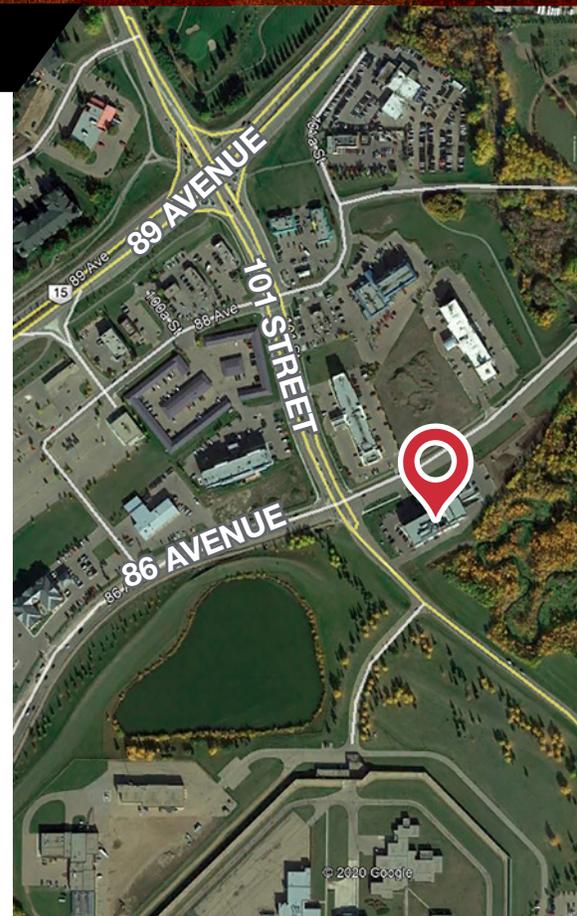
Fort Saskatchewan, Alberta

### Property Highlights

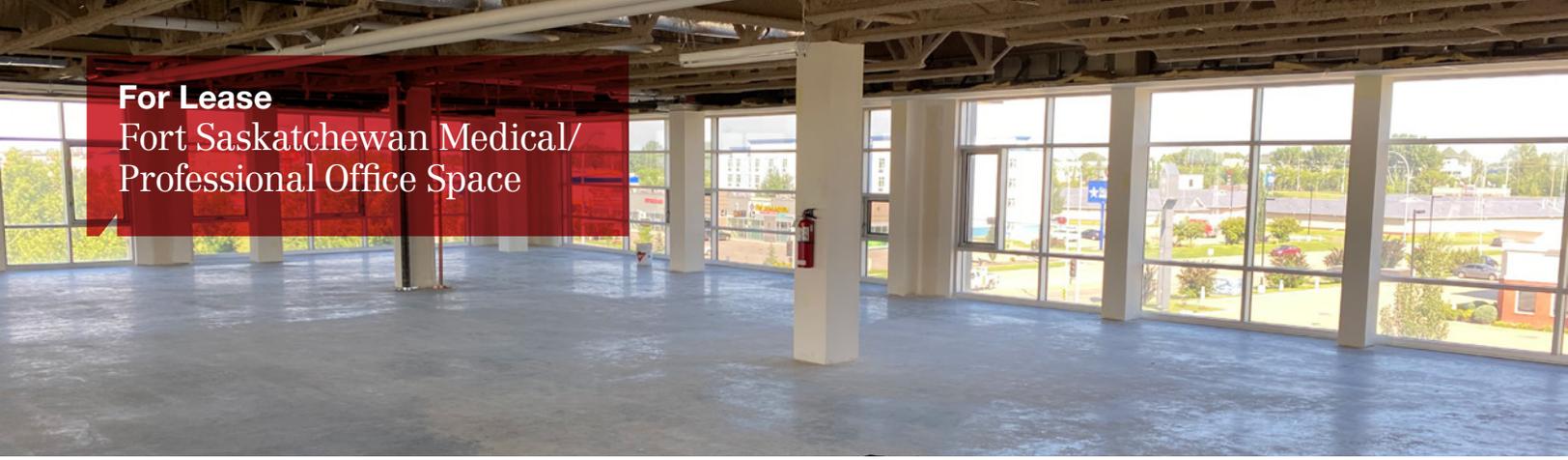
- Non-medical professionals wanted
- 5,471 sq.ft.± 3<sup>rd</sup> floor professional office space available
- Space can be demised into 1,500, 2,500, or 3,000 sq.ft.± units
- Neighbouring tenants include physicians, pharmacy, massage, and other medical professionals
- Modern architecture with centralized cooling and radiant heating
- Close proximity to countless amenities, including retail and restaurants
- Convenient access, located immediately off the HWY 21/15 and 101 Street

### Conor Clarke

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**For Lease**  
Fort Saskatchewan Medical/  
Professional Office Space



**#103, 10101 - 86 Avenue, Fort Saskatchewan, AB**

SIZE	5,471 sq.ft.±
LEGAL DESCRIPTION	Lot 2, Block 2, Plan 0923461
ZONING	C2 – Vehicle Oriented Retail and Service District
YEAR BUILT	2009
LEASE TERM	5+ years
PARKING	Surface scramble; underground \$100/mo/stall
PERMITTED USES	Business support service, Child care facility, commercial school, health service, personal service, indoor entertainment facility, professional, financial, and office service, et al
NET LEASE RATE	\$20.00/sq.ft./annum
OPERATING COSTS	\$11.69/sq.ft./annum (2024 estimate) includes water, heat, building maintenance, common area maintenance, and building insurance. Power extra.
TI ALLOWANCE	Negotiable



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