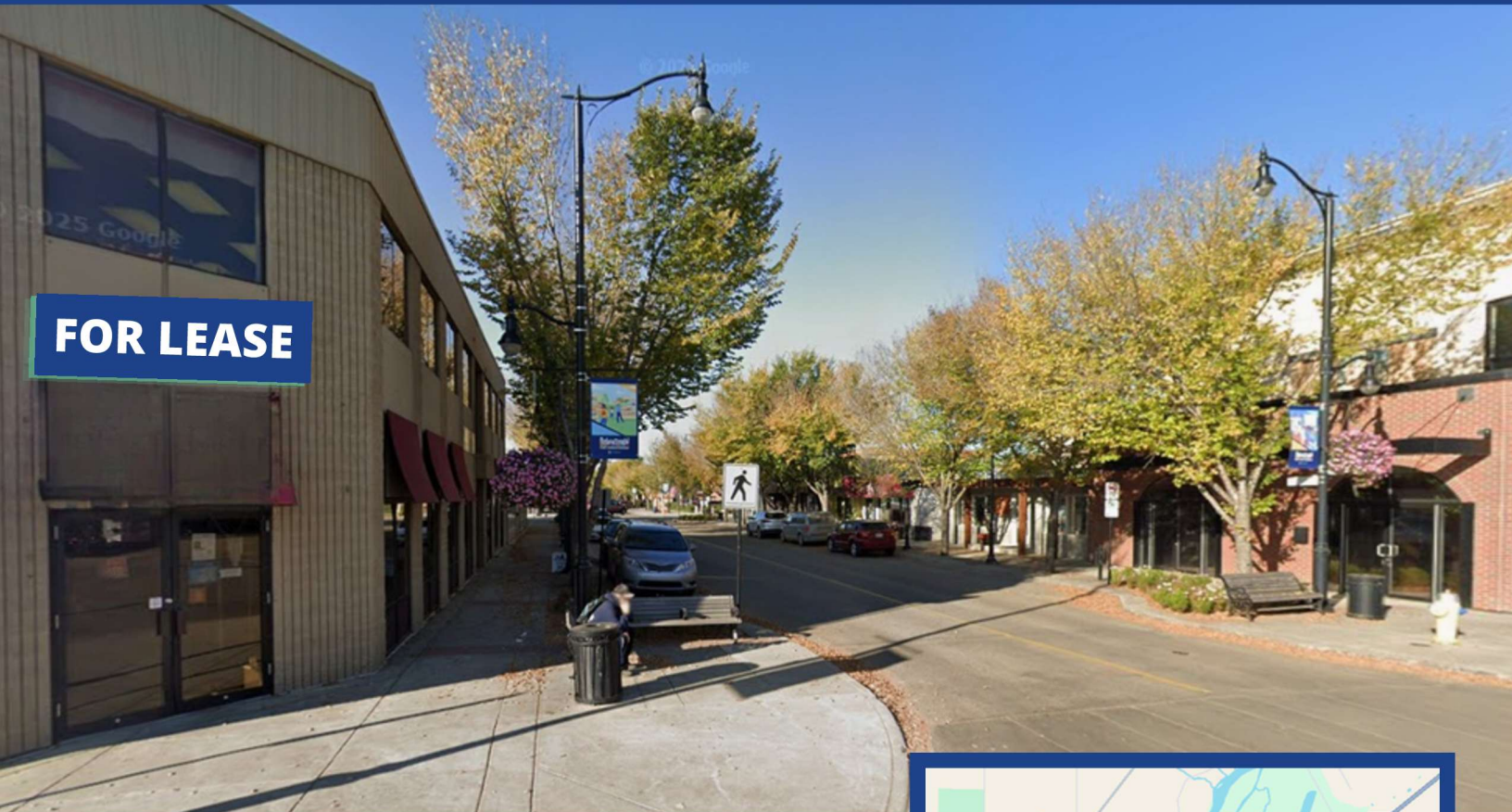




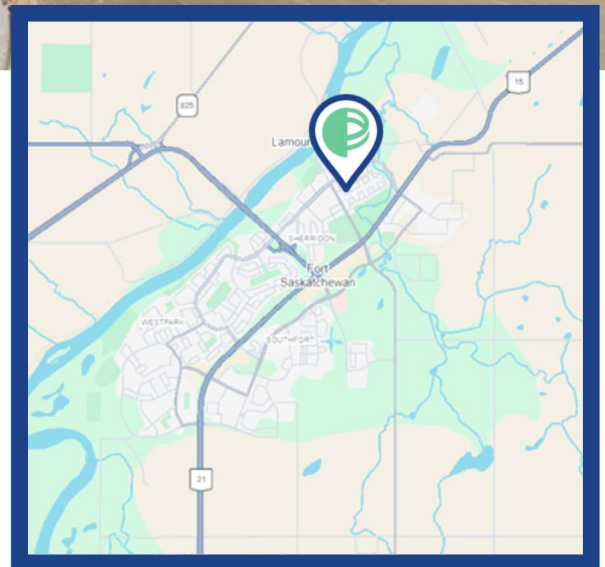
FOR LEASE



DOWNTOWN RETAIL SPACE FOR LEASE

10211 100 Ave, Fort Saskatchewan, AB

Claim your spot in the centre of Fort Saskatchewan's vibrant downtown. Enjoy the feel of a classic, close-knit community with the convenience of parking and room for your business to grow.



Ideal Spaces Available For:

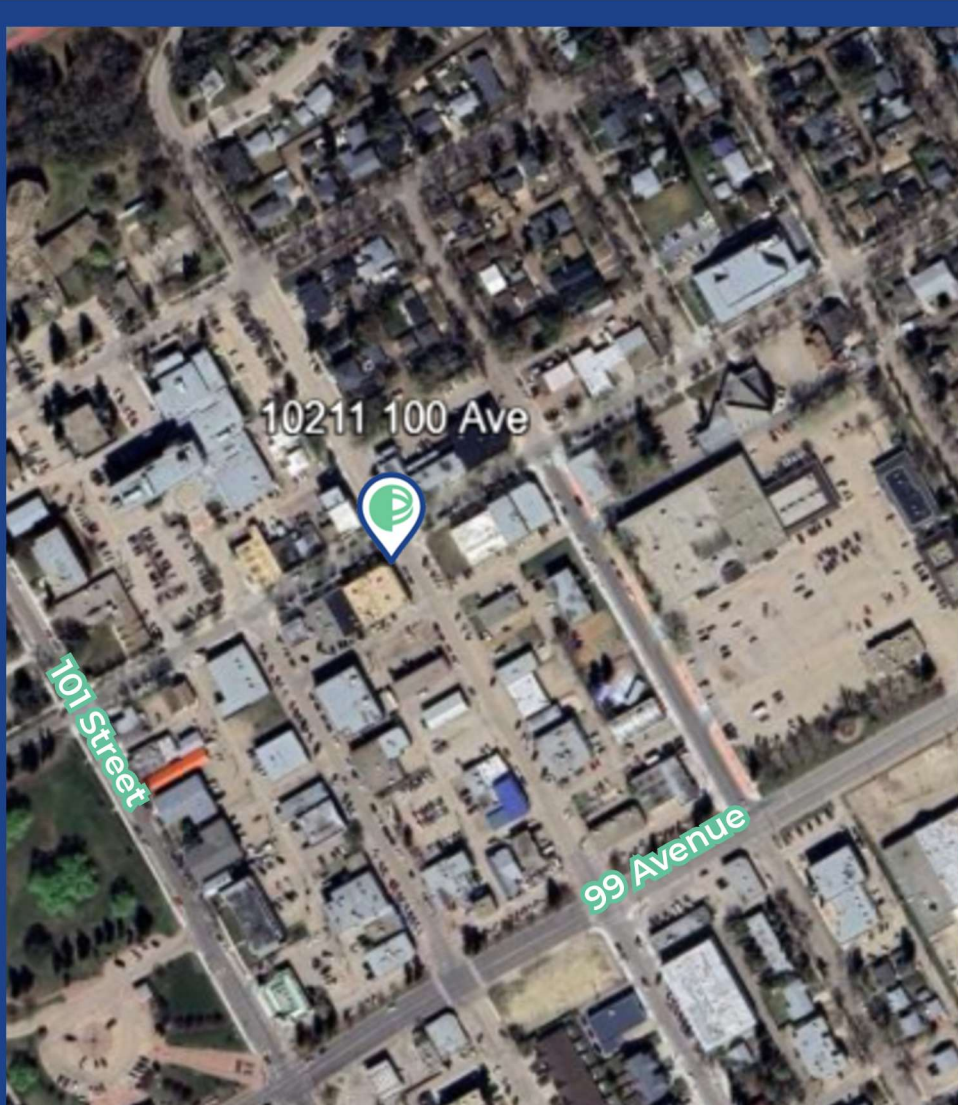
- Professional Offices: Perfect for medical, legal, financial, or creative agencies.
- Retail Storefronts: Great visibility for boutiques, specialty shops, and consumer goods.
- Restaurants & Cafés: Capitalize on the foot traffic of the downtown core for your unique restaurant concept.
- Dance & Fitness: Spacious layouts ideal for wellness, martial arts, or movement studios.

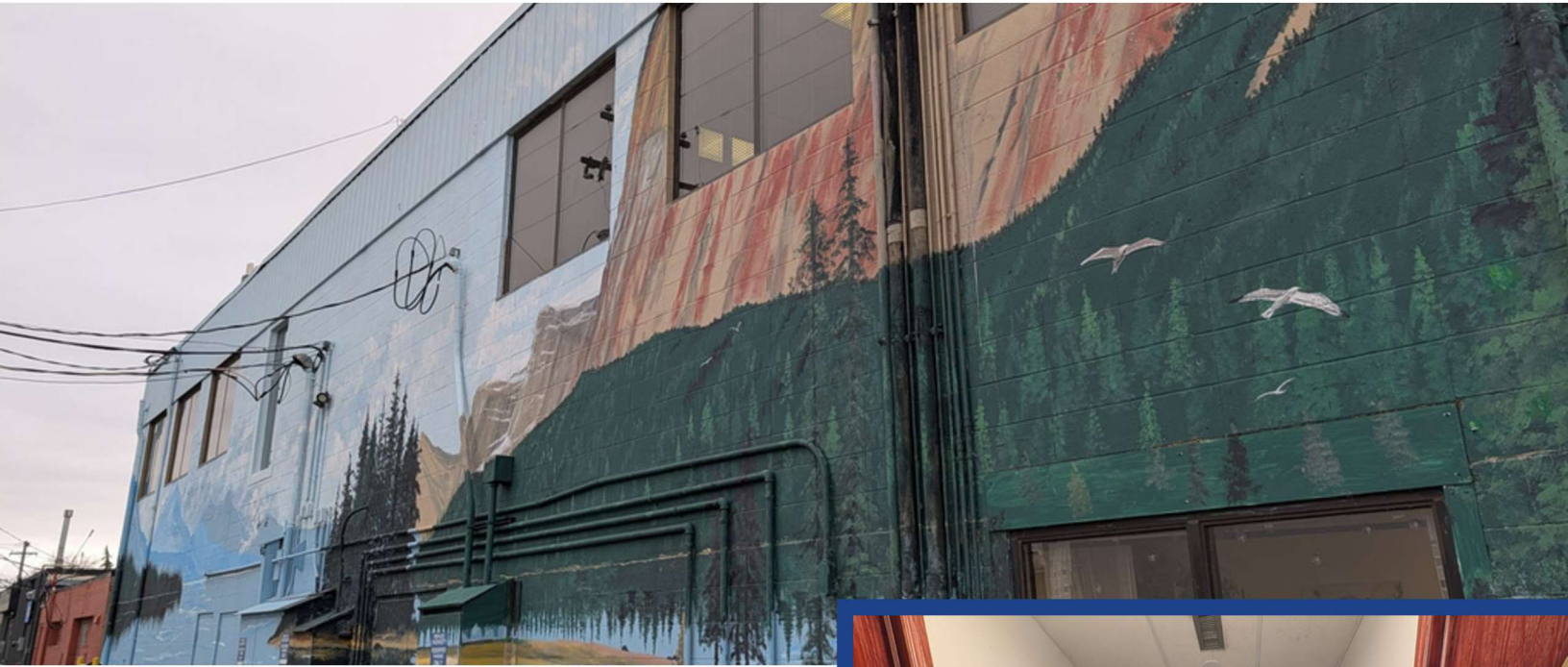
10211 100 Ave, Fort Saskatchewan

FOR LEASE

Property Details:

Municipal Address:	10211 100 Ave Fort Saskatchewan, AB T8L 1Y7
Zoning:	CC-D
Parking:	Surface, Street
Available Space	
Main Floor:	840 - 2,400 Sq Ft
Second Floor:	3,899± Sq Ft
Basement:	4,200± Sq Ft
Lease Rate:	Market
Additional Rent:	\$9 / Sq Ft (Includes Utilities)

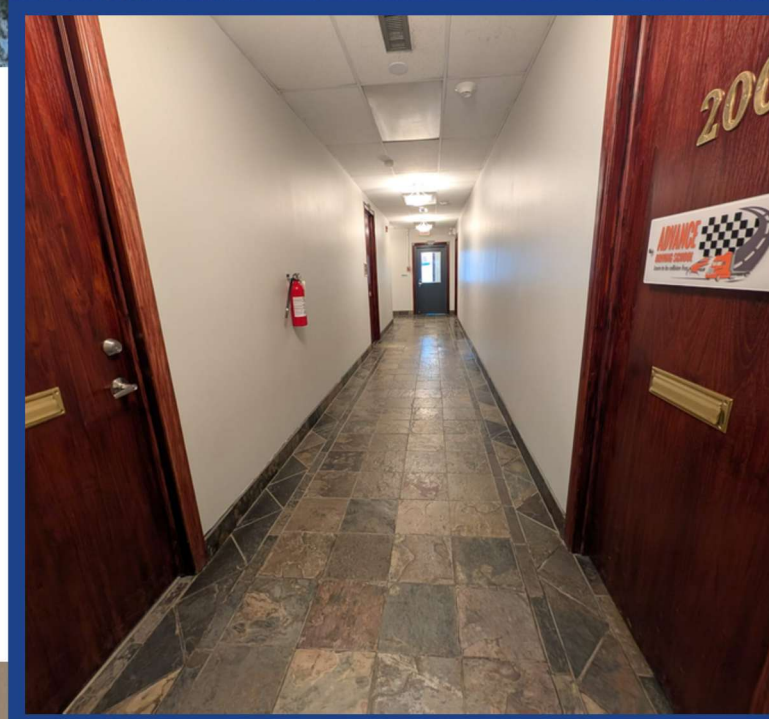




Modular and Cost Effective

You have the complete freedom to design the layout exactly as you envision. The suites are already built-out and require only minimal customization to fit your specific needs.

- Flexible floor plans easily adapt to your unique business model.
- Drastically reduce upfront construction costs.
- Keep your cash flow focused on what matters most... expanding your business.



Alim Abdool
aabdool@perigoninc.ca
780-906-3912

10548 - Whyte Avenue | Edmonton, AB T6E 2A4 | 780-426-4360

© 2022 Perigon Canada Inc. o/a Perigon Commercial (the Brokerage). All rights reserved. The information contained herein was obtained from sources deemed to be reliable and, while thought to be correct, the Brokerage does not represent, warrant or guarantee the accuracy, correctness or completeness of the information.