

FOR LEASE

HEARTLAND COMMERCIAL CENTRE

9301 Wilshire Blvd, Fort Saskatchewan, AB



Under
Construction

Final Unit Available!

HIGHLIGHTS

- Prime commercial development in Fort Saskatchewan
- 2,188 sq ft ± (last remaining unit)
- Ideal for retail, medical, professional
- Build to suit opportunity available on adjacent lands
- Shell space ready for fixturing
- Join other retailers including McDonalds, Heartland Fort Veterinary Hospital, BodyTX Massage & Acupuncture, Moose Liquor, River's Edge Orthodontics, and Smart Learners Daycare & OSC
- Prominent frontage and visibility off HWY 21 at the gateway to Fort Saskatchewan from Edmonton

TYLER WEIMAN, SIOR

Partner, Associate

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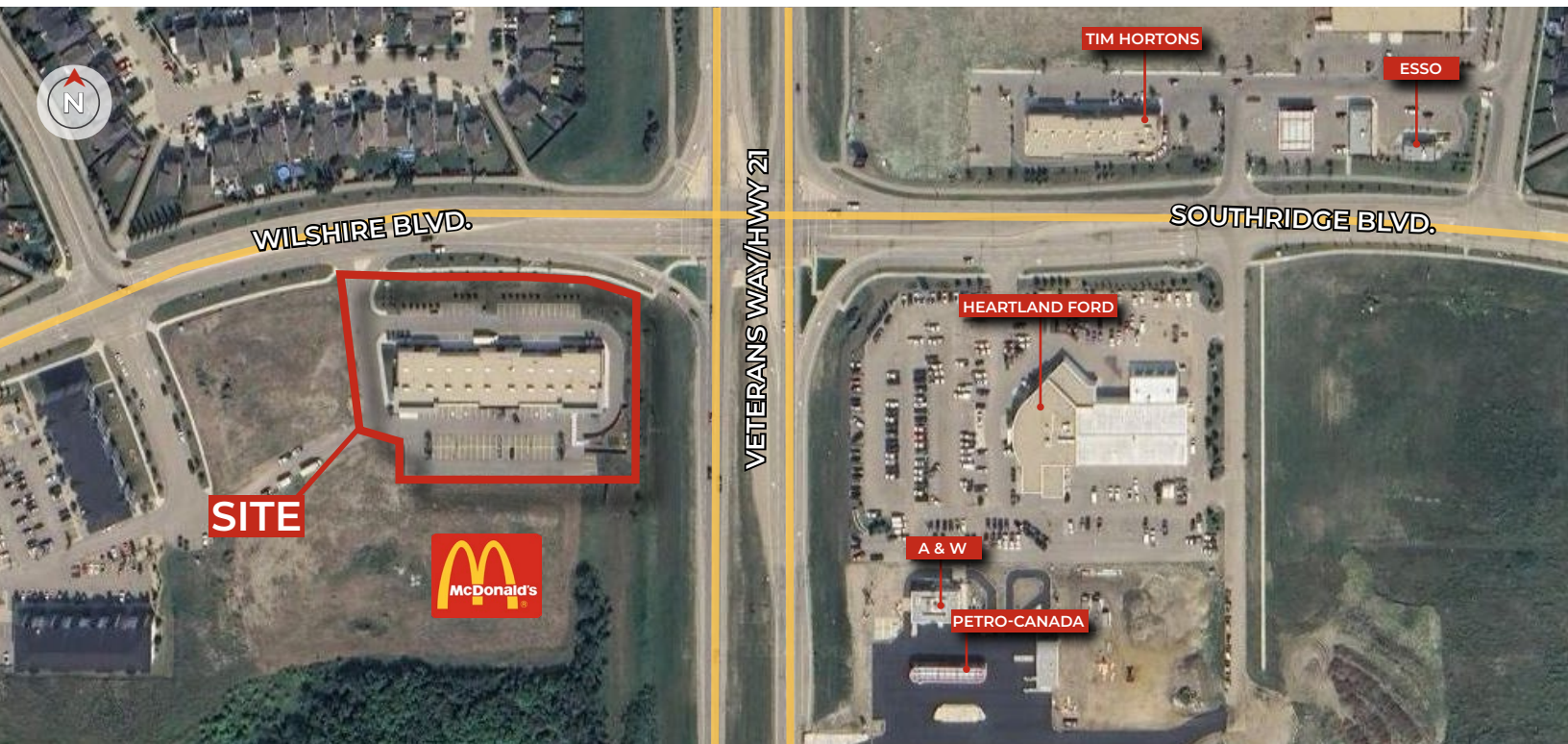


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Neighbourhood



Property Details and Financials

MUNICIPAL ADDRESS	9301 Wilshire Blvd, Fort Saskatchewan, AB
LEGAL DESCRIPTION	Plan: 1525537; Block: 37; Lot: 5
NEIGHBOURHOOD	Westpark
ZONING	C2 (Commercial Retail & Service District)
YEAR BUILT	2019
CONSTRUCTION	Steel and precast construction
SPACE AVAILABLE	2,188 sq ft ±
PARKING	Ample surface parking
SIGNAGE	Facade
POSSESSION	Negotiable
TERM	5 - 10 years

LEASE RATE

Starting at \$22.00/sq ft

OPERATING COSTS

\$9.26/sq ft
(Property taxes, building insurance, property maintenance, management fees)
Water is included, balance of utilities are the Tenant's responsibility

TI ALLOWANCE

Negotiable

Join neighbours such as:

- McDonalds
- Heartland Ford
- Tim Hortons
- Esso
- Petro-Canada
- A & W

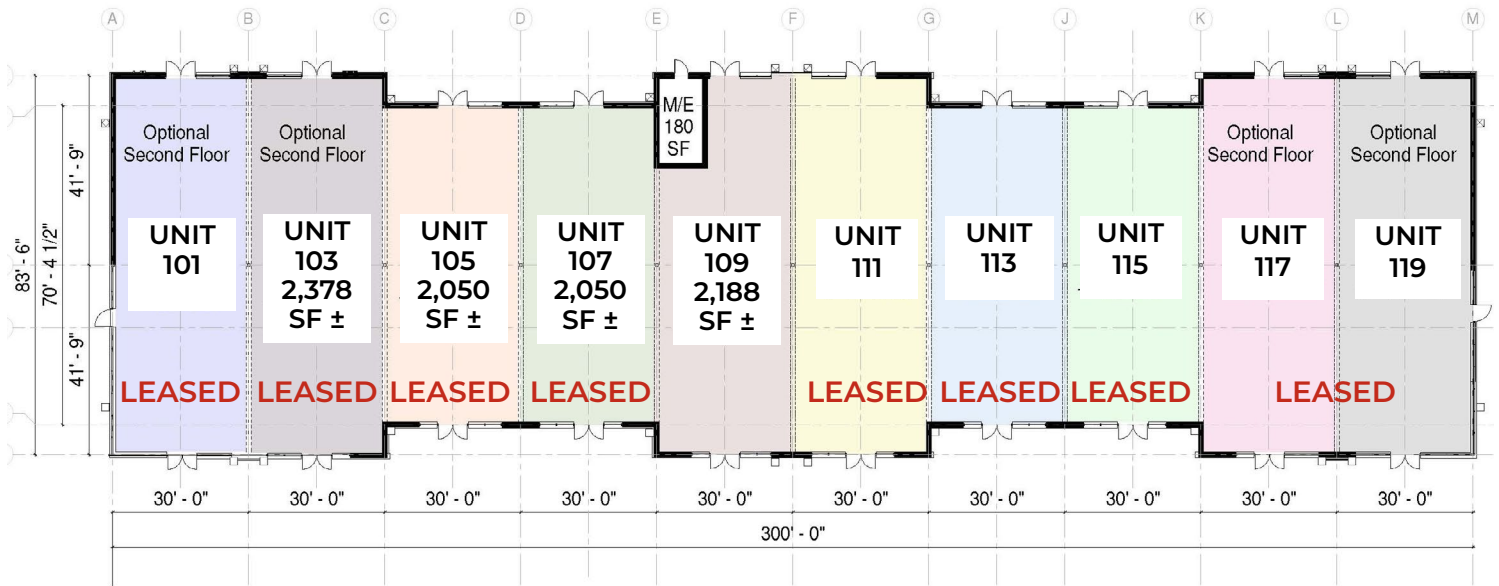


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Floor Plan



Legend :



COMMERCIAL
RETAIL UNIT #

RETAIL UNIT #	Length	Width	Ceiling Height	
101	83' - 6"	30' - 0"	24' - 0"	Heartland Veterinary
103	83' - 6"	30' - 0"	24' - 0"	Leased
105	70' - 4"	30' - 0"	16' - 0"	Leased
107	70' - 4"	30' - 0"	16' - 0"	Bodytx Massage + Acupuncture
109	83' - 6"	30' - 0"	16' - 0"	
111	83' - 6"	30' - 0"	16' - 0"	Moose Liquor
113	70' - 4"	30' - 0"	16' - 0"	Goodwill
115	70' - 4"	30' - 0"	16' - 0"	Rivers Edge Orthodontics & Pediatric Dentistry
117	83' - 6"	30' - 0"	24' - 0"	Smart Learners Daycare & Osc
119	83' - 6"	30' - 0"	24' - 0"	Smart Learners Daycare & Osc

Additional Information

- Ideal for medical, restaurants, professional and other neighbourhood services
- Tenant allowances available
- Steel and precast concrete construction
- Highly visible signage opportunities
- Fibre optic internet



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Property Location



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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.



Target Uses Include:

- Dine-in food and beverage
- Quick service restaurants
- Salon / Spa
- Cellular / Mobile
- Barber shops
- Physiotherapy
- Optometry
- Chiropractic
- Insurance
- Educational
- Counseling services
- Lawyers / Accountants
- Fitness and more



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City of Fort Saskatchewan Demographics

POPULATION & INCOME



29,857

City of Fort Saskatchewan



\$1.2 BILLION

Annually

(Trade Area Spending)



34.4

Median Age



\$134,000

Average Household Income

HOUSING



Average Price Of A Single Family Dwelling

\$360,746

Average Price Of A Condominium Unit

\$244,540

POPULATION GROWTH



- 9.1% projected growth (2022 - 2027)
- Growing young, affluent family population

What's in Fort Saskatchewan?



EDUCATION

K-12 Schools

- 6 Elementary Schools
- 3 Junior High Schools
- 3 High Schools

Post-Secondary Schools

- University of Alberta (36 km)
- Northern Alberta Institute of Technology (30 km)
- Macewan University (33 km)



HEALTH SERVICES

Fort Saskatchewan Community Hospital

Acute care facility, providing 24 hour emergency services as well as a wide range of inpatient and outpatient surgical services, including cataract and general surgery.

Other Health Services

- | | |
|-------------------------|--------------------------|
| • 8 medical clinics | • 4 Chiropractor Clinics |
| • 2 Walk in Clinics | • 1 Nursing Home |
| • 13 Dentist Offices | • 1 Seniors Lodge |
| • 4 Optometrist Centres | • 2 Seniors Apartments |



COMMUNITY

Outdoor Recreation Facilities

- Boat Launch
- Campground
- Ball Parks
- Dog Park

Places To Visit

- Indoor Recreation Complex
- Theatre
- Library
- Bowling Alley
- Pool



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C2 - Commercial Retail and Service District

The purpose of this District is to provide for high quality commercial development along major roadways which serve as entrances and through routes for the City.

Permitted Uses	Discretionary Uses
- Business Support Service - Child Care Facility - Commercial School - Community Service Facility - Eating and Drinking Establishment - Emergency Response Service - Entertainment Facility, Indoor - Entertainment Facility, Outdoor - Government Service - Health Service - Parking Facility - Pawn Shop - Personal Service - Pet Care Service - Professional, Financial, and Office Service - Retail Store (Convenience) - Retail Store (General) - Seasonal Garden Centre - Sign, Billboard (Limited) - Sign, Fascia - Sign, Fascia (Limited) - Sign, Freestanding - Sign, Freestanding (Limited) - Sign, Inflatable - Sign, Portable - Sign, Portable (Limited) - Sign, Projecting - Sign, Roof - Veterinary Clinic	- Breweries, Wineries, and Distilleries - Casino - Custom Manufacturing Establishment - Funeral Home - Greenhouse - Hotel - Kennel - Late Night Club - Service Station - Service Station (Limited) - Sign, Electronic Message - Vehicle Repair Facility - Vehicle Repair Facility (Limited) - Vehicle Sales, leasing, and rental facility



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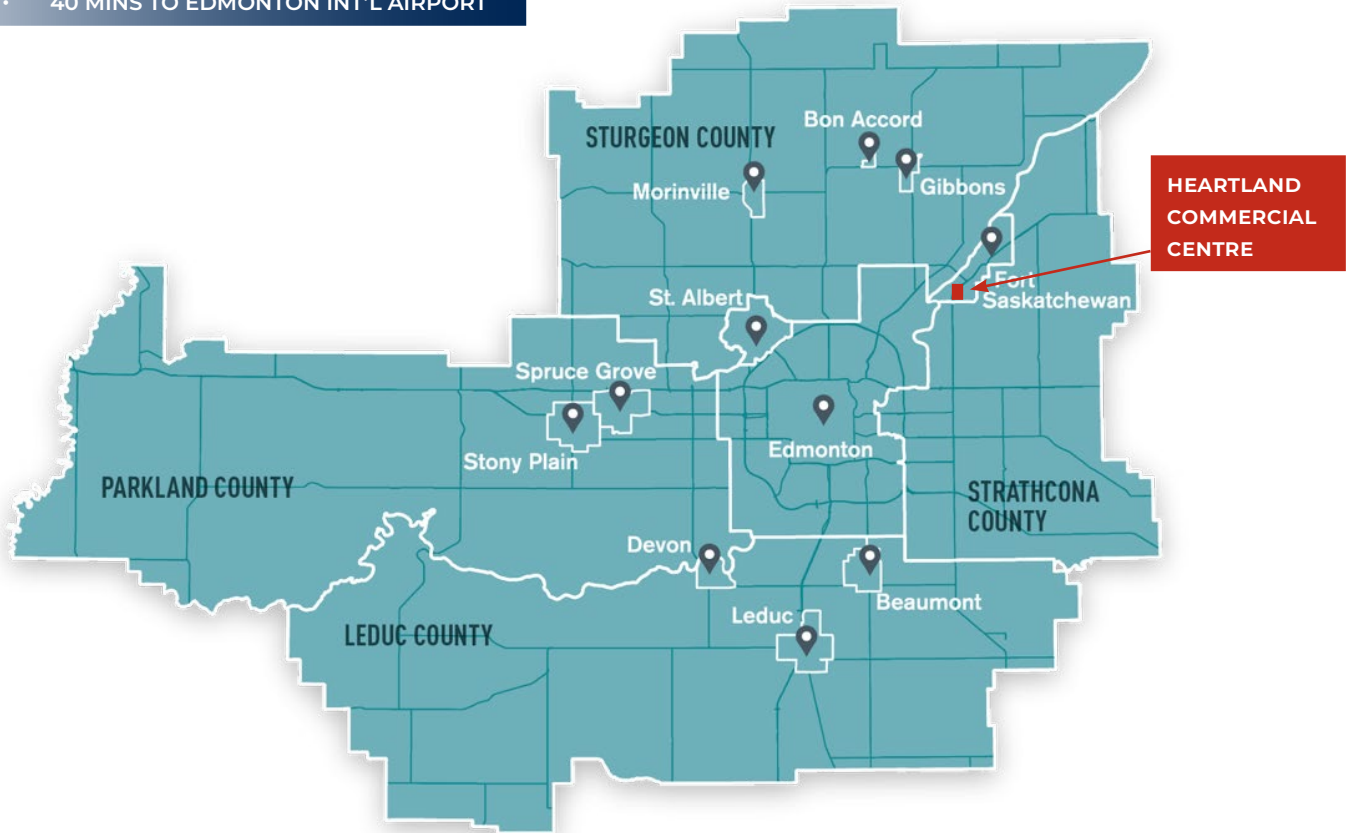
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Regional Map

DRIVE TIMES

- 20 MINS TO EDMONTON
- 15 MINS TO SHERWOOD PARK
- 40 MINS TO NISKU/LEDUC
- 40 MINS TO EDMONTON INT'L AIRPORT



CITY OF
FORT SASKATCHEWAN

- 4th fastest growing municipality in Alberta
- 1.5 million sq ft of retail space
- Closest municipality to the major employment area of **Alberta's Industrial Heartland**
- Many real estate options
- Underserved in full-service restaurants, clothing and footwear categories



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

Tyler Weiman, SIOR | Partner, Associate

In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.



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As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties.

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.



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