

FOR LEASE
8802 100A STREET

FORT SASKATCHEWAN, ALBERTA

2,576 SF FREESTANDING BUILDING ON 0.55 ACRES



Marcus & Millichap

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HIGHLIGHTS



Freestanding single-tenant building with high profile pylon sign



Well-located with excellent visibility and frontage to Veterans Way Boulevard, providing exposure to over 18,000 VPD



Flexible C2 zoning allows for a wide range of permitted uses including drive-through services



SALIENT DETAILS

Address: 8802 100A Street, Fort Saskatchewan, Alberta

Legal Description: PLAN 9320759 BLOCK 3 LOT 6

Year Built: 1993

Zoning: C2 - Vehicle Oriented Retail & Service District

Lot Size: 23,958 SF / 0.55 Acres

Leaseable SF: 2,576 SF

Available Date: January 1, 2027

MARKET OVERVIEW

Fort Saskatchewan is located 15 minutes northeast of Edmonton and is home to nearly 30,000 residents. With a median age of 36, Fort Saskatchewan is considered home to a young and thriving community. The city's economy is largely comprised of both commercial and heavy industries. Companies with large-scale operations in the city include Dow, Nutrien, and Shell. The industrial growth in the city has attracted both new residents and many major retailers.



Population:
29,759



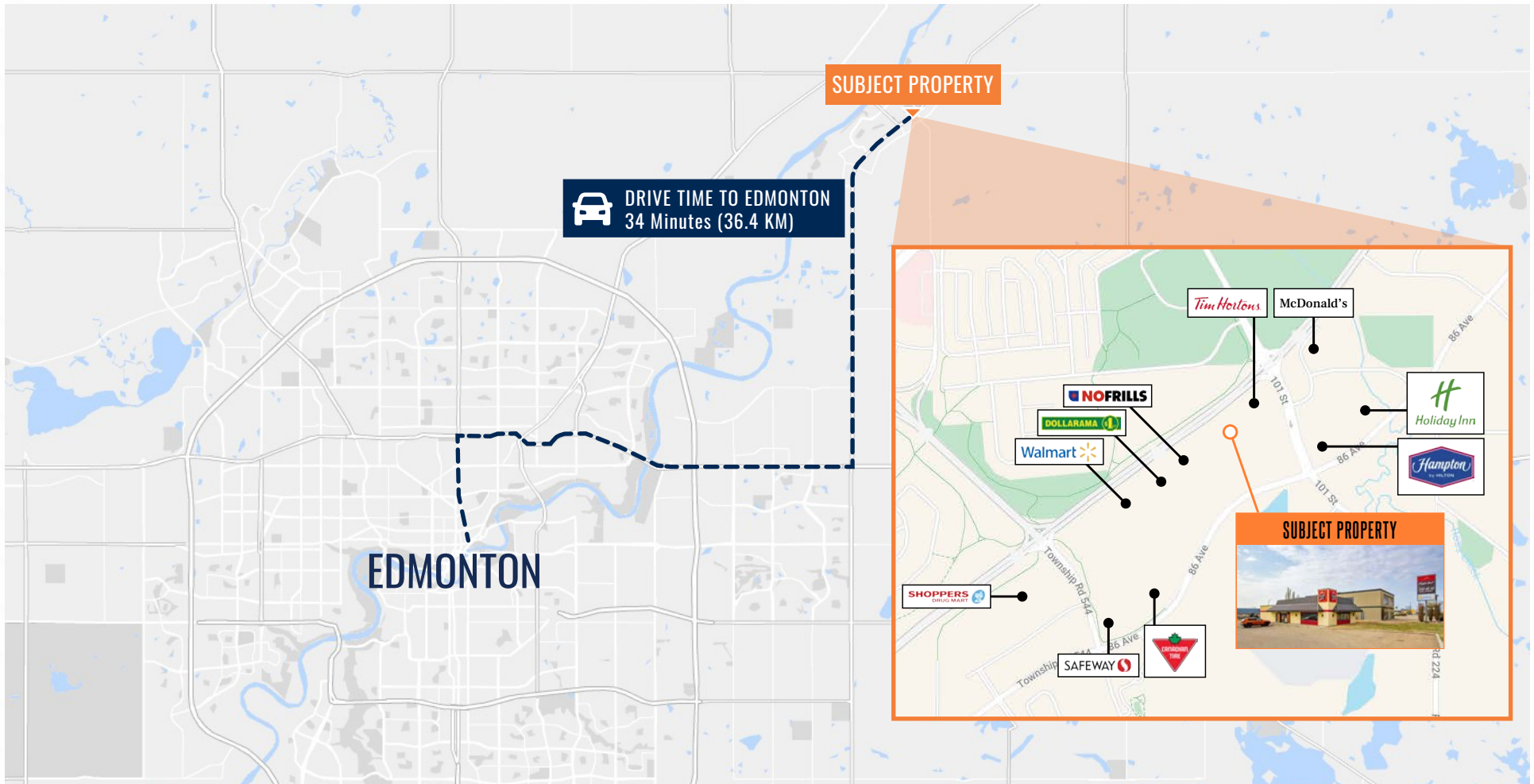
population growth 2020-2025:
10.7%



Main Industries:
**Petrochemical manufacturing,
Fabrication, Transportation, and
Advanced Manufacturing**



Median Household Income:
\$128,504



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