

FOR LEASE

9925 104 Street,
Fort Saskatchewan, AB



DOWNTOWN RETAIL SPACE

REMAX Commercial Excel is pleased to present this well-located retail/office leasing opportunity offering excellent visibility and flexible space options.

This property offers competitive lease rates and is ideally located in the heart of downtown Fort Saskatchewan, with direct exposure to both 104 Street and 100 Avenue.

It is just steps away from popular destinations such as City Hall and a variety of retailers and office users, making it a prime location for businesses seeking high visibility and foot traffic.

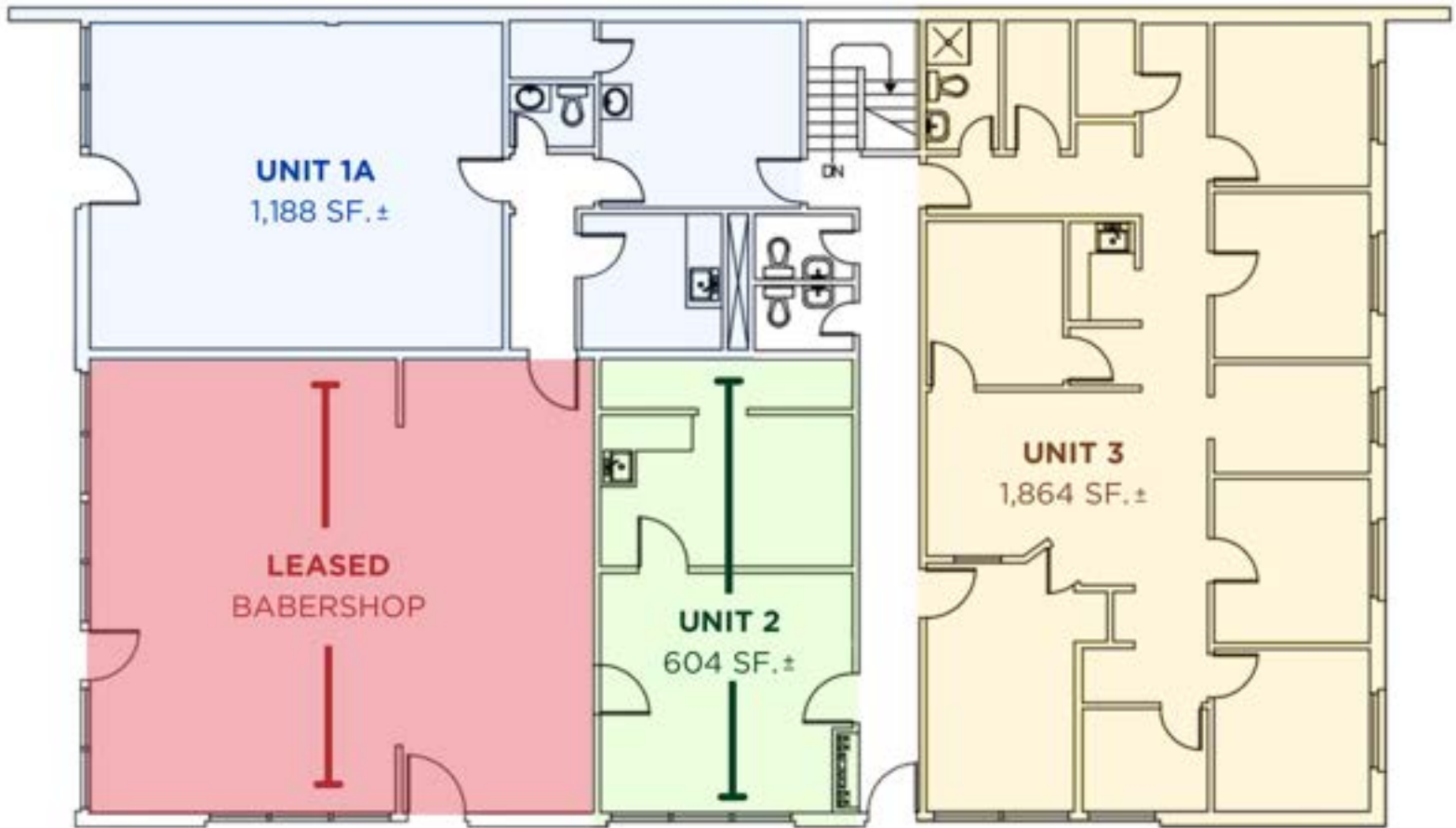
Additional benefits include rent-free fascia signage, allowing for prominent branding, and convenient parking options with rear private parking as well as ample street parking available in front of the property.

The interior improvements include Unit 3, which was formerly a massage clinic, and Unit 1A, which was previously half of a barbershop, providing flexible space ready for customization based on business needs.

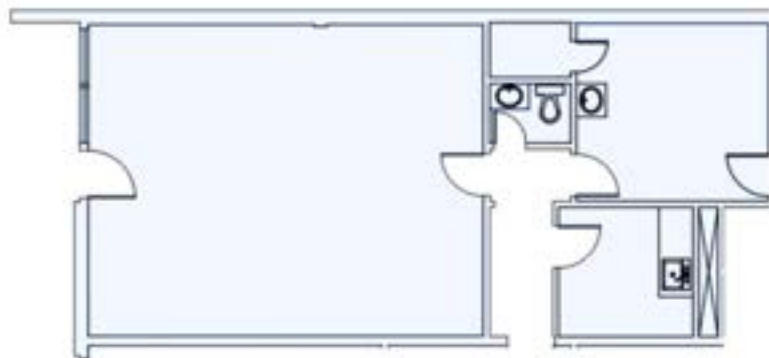
DETAILS	
Legal Address	Plan O, Block 14, Lot 16
Rentable Area	604 - 3,656 SF ±
Zoning	(CC-D) Core Commercial - Downtown
Additional Rent	\$5.46/SF ± est.
Lease Rate	Negotiable
Possession	Immediate

Floor Plans on Next Page →

FLOORPLAN



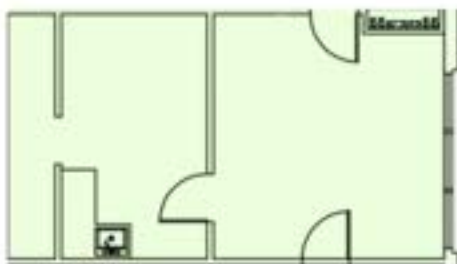
AVAILABLE UNITS



UNIT 1A

1,188 SF ±

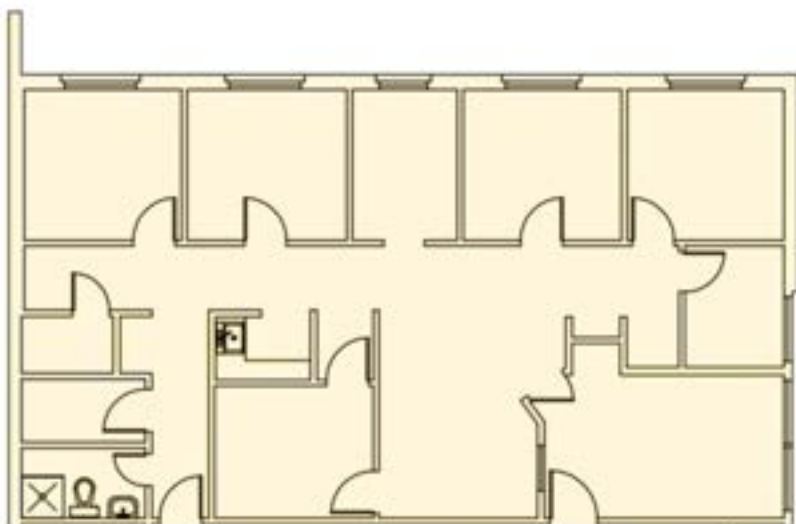
Unit includes:
3 Rooms and 1 Bathroom



UNIT 2

604 SF ±

Unit includes:
2 Rooms and 1 Storage Room



UNIT 3

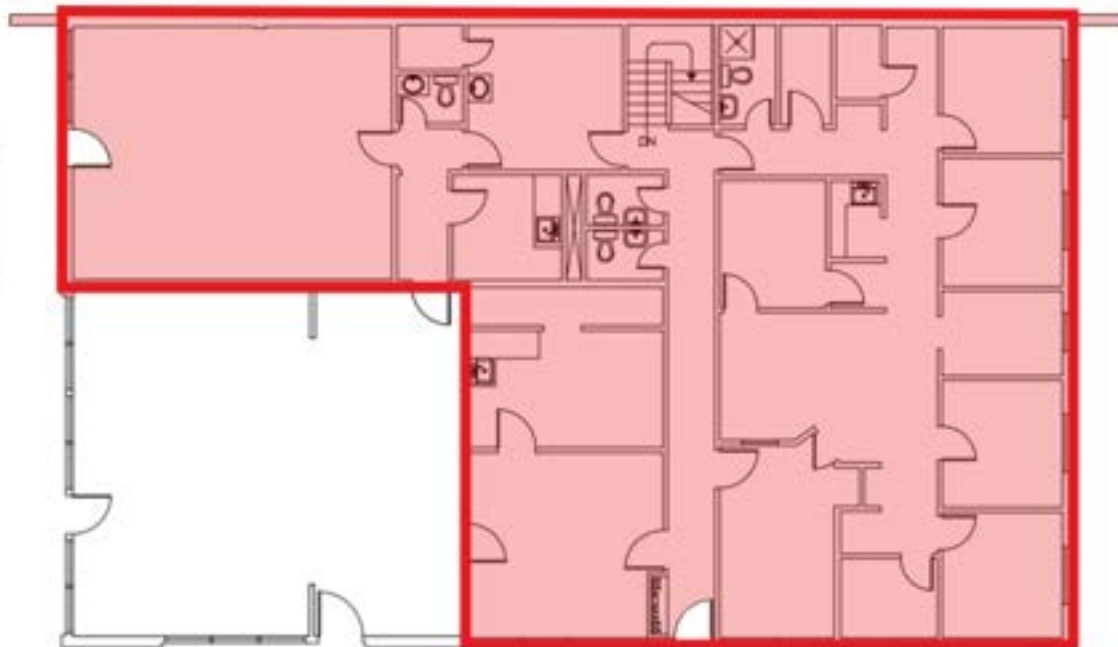
1,864 SF ±

Unit includes:
9 Rooms, 1 Staff Room, 1 Storage Room,
and 1 Bathroom

ALTERNATIVE OPTIONS

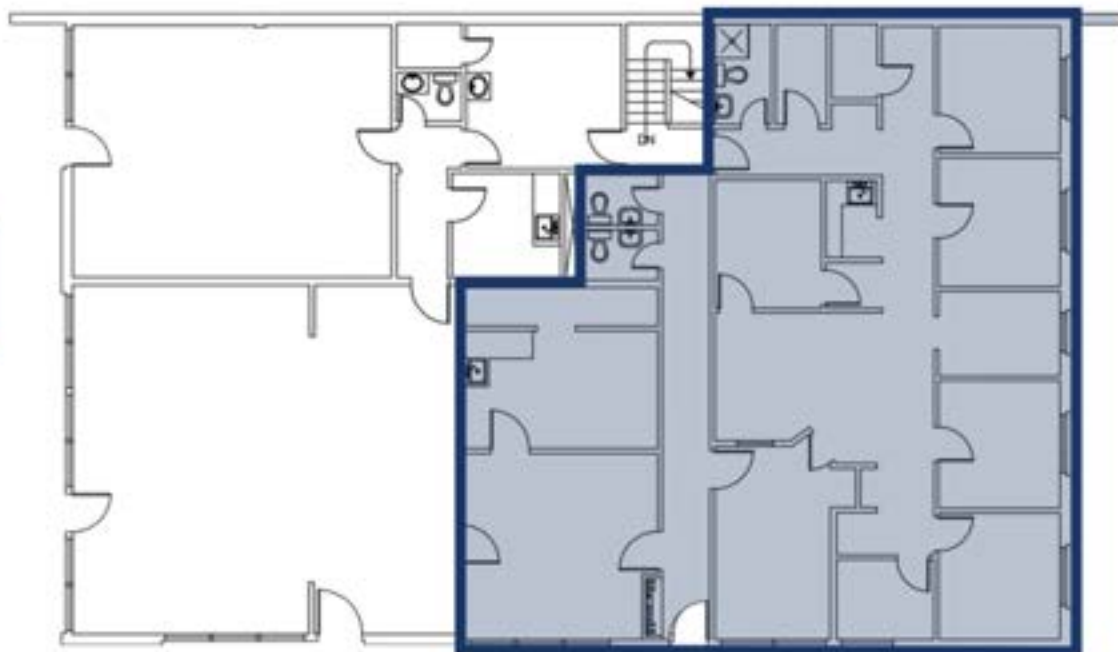
OPTION 1:
Unit 1 + 2 + 3

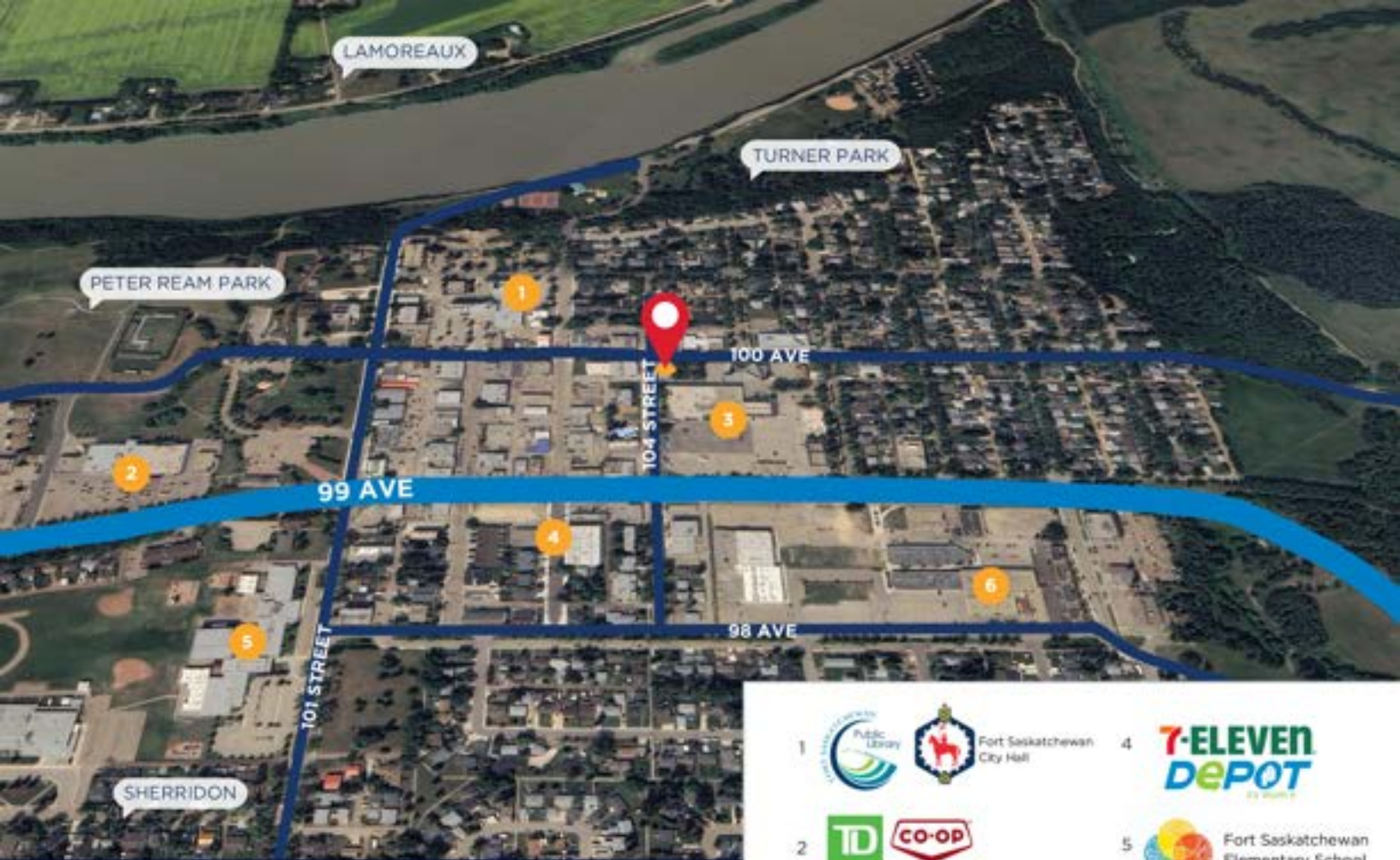
Rentable Area (approx.):
3,656 SF ±



OPTION 2:
Unit 2 + 3

Rentable Area (approx.):
2,468 SF ±





1	 Public Library	 Fort Saskatchewan City Hall	4	 7-ELEVEN DEPOT
2	 TD	 CO-OP	5	 Fort Saskatchewan Elementary School
	 PIZZA 73			
3	 DOLLAR TREE	 NAPA AUTO PARTS	6	 COSMOS PIZZA
				 Pharmaprix

DEMOGRAPHICS

925 104 Street, Fort Saskatchewan, AB

This property offers convenient access to amenities like grocery stores, restaurants, and parks. It's a short drive from the downtown core and is well-connected to major roads such as Highway 21 and Highway 15, providing easy access to both Fort Saskatchewan and Edmonton.

The area features a mix of residential homes, schools, and community centers, making it an ideal, family-friendly location.

HOUSING

Own: 40.3%
Rent: 59.7%

POPULATION

500

COMMUTE

86% Car

INCOME

Individual: \$50.2k
Family: \$106.5k



CONTACT.

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