

# LAND LEASE

9153XX 142 Street NW,  
Fort Saskatchewan, AB



## RETAIL PAD SITES FOR LEASE

REMAX Commercial Excel is pleased to present 3 pad sites with future connectivity via the planned extension of 153 Ave NW.

Fronting the main arterial 142nd Street, this property also benefits from full access via the to-be-constructed 153rd Avenue.

The City of Edmonton has plans to extend 153rd Avenue, further enhancing connectivity between Campbell Road and 142nd Street.

This strategic location places the Naki Transit Centre just a two-minute drive away and positions your business within walking distance of the upcoming Metro Line Northwest LRT station.

With easy access to both the Anthony Henday and Mark Messier Trail (Hwy 2), your establishment will be ideally situated as the final commercial stop before reaching residential neighbourhoods in the northwest.

\*Although the site will be a maximum of 26,000 sf the configuration and size of the final rendering will be subject to tenancies secured and requirements therefor

DETAILS	
<b>Address</b>	15415 144 Street NW, Edmonton
<b>Future Address</b>	153XX 142 Avenue NW
<b>Legal</b>	Easterly 2.5 Acres of Plan 2221265; Block 5; Lot 2
<b>Zoning</b>	Business Employment (formerly IB)
<b>Project Sites</b>	3 Pad Sites
<b>Asking Rent</b>	Market
<b>Operating Expenses</b>	TBD
<b>Availability</b>	Fall 2026

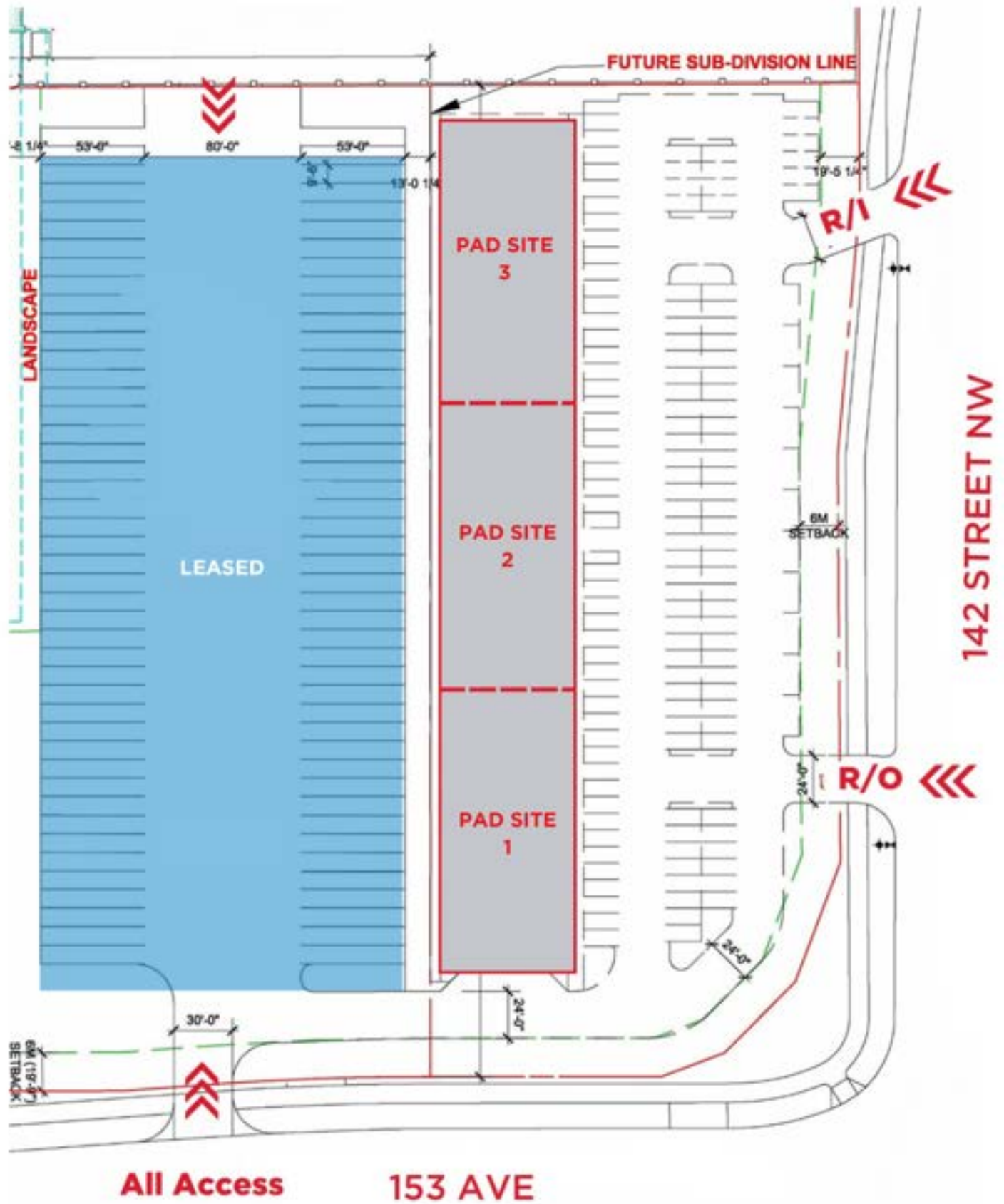
[More Details On Next Page→](#)

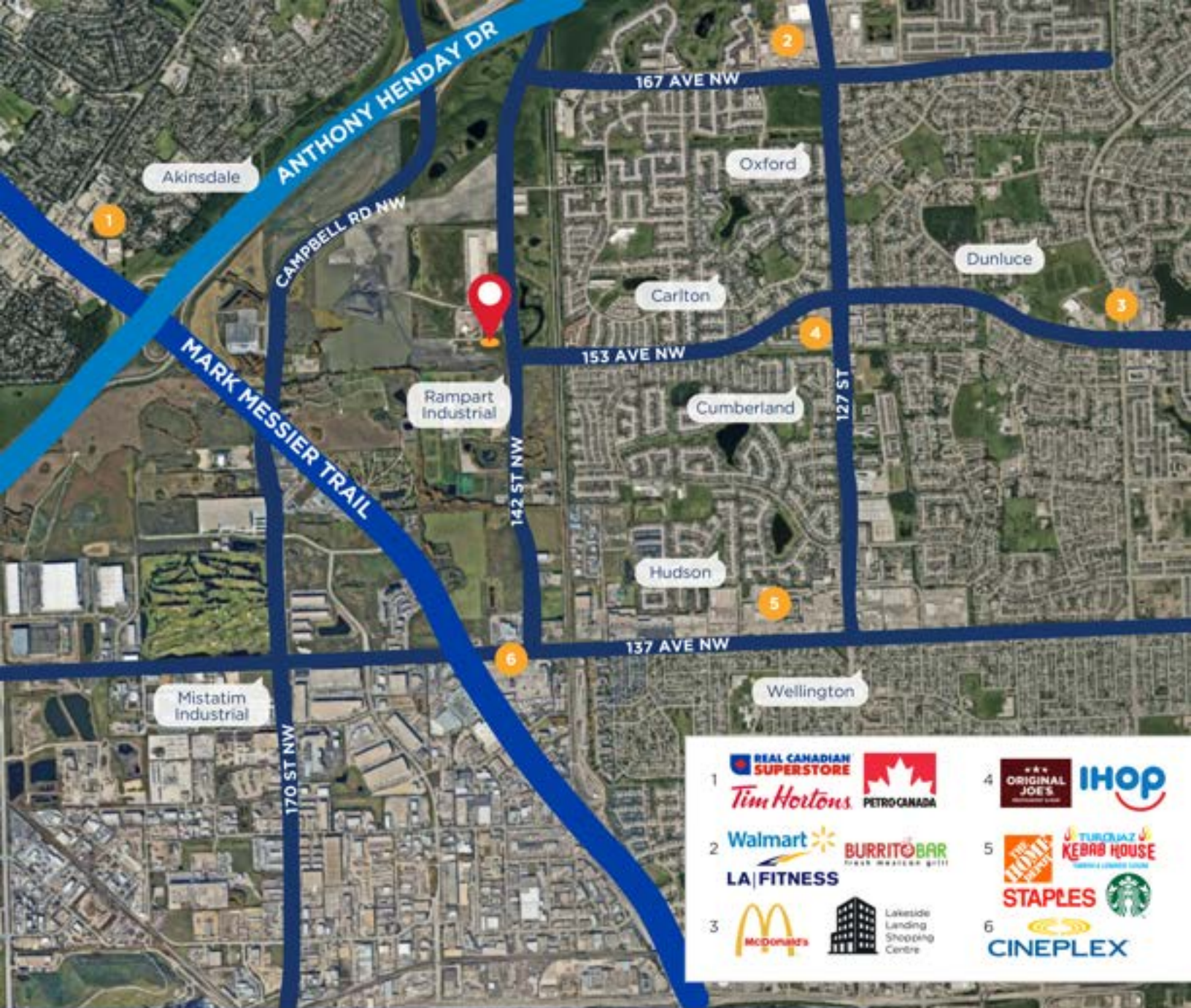
# POTENTIAL TENANCIES



These images are not representative of the actual development. They are conceptual renderings created solely for conversational purposes.

# CURRENT STRATEGY





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# CONTACT.

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