RETAIL BAY – FORT STATION

#705, 10441 - 99 AVE
FORT SASKATCHEWAN, ALBERTA

HIGHLIGHTS

- Located in downtown Fort Saskatchewan
- Excellent exposure to downtown artery
- Positioned next to high density residential areas (new 50+ unit Multi-Family building next to property)
- High ceiling allows for upper mezzanine or second floor office
- Excellent opportunity for retailers, professionals, and medical offices

PROPERTY DESCRIPTION

Asking Price:	$595,000
Unit Size:	1,604 sq.ft +/-
Property Tax:	$5,384.69 (2026)
Tenant Approvement Allowance:	Negotiable
Condo Fees:	$498/month (2026)
Lease Rate:	$28.00 per sq.ft
Op Costs:	$11.58 per sq.ft (2026 est.)

BUILDING DETAILS

Zoning
CS

Consumer Spending
$692M

Ceiling Height
23”

Daytime Population
21,584

Year Built
2020

Parking
3 unassigned stalls

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

AVENUE | Commercial
Real Estate Solutions

PHOTOS

#705 10441 99 Ave, Fort Saskatchewan, Alberta

LOCATION

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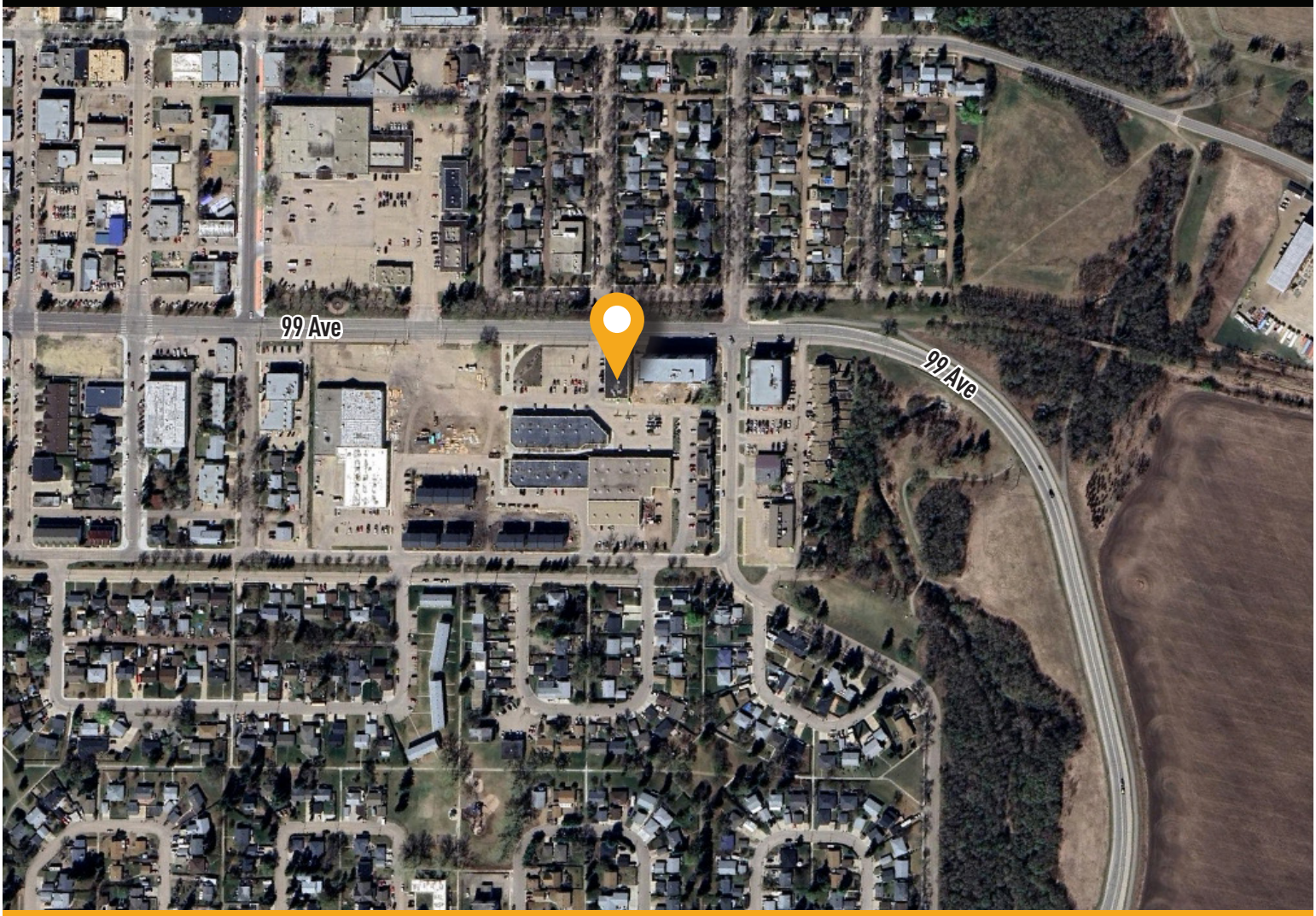

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