

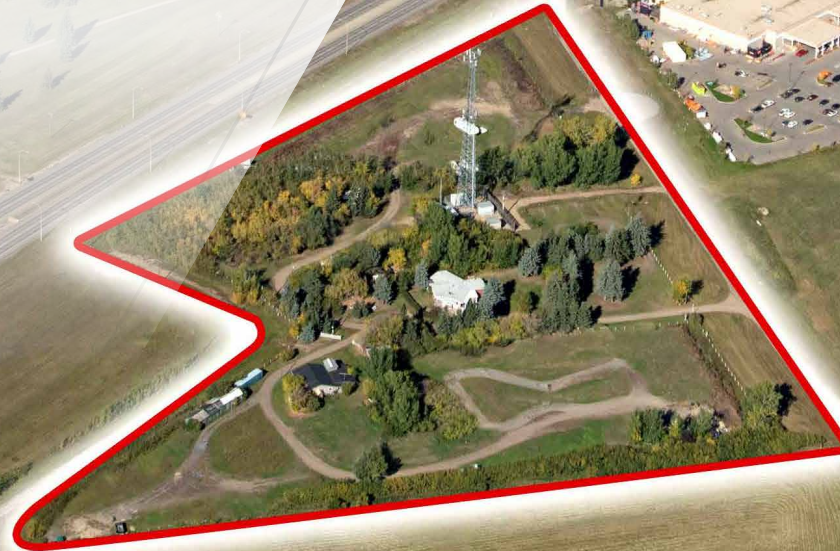
FOR SALE

# FORT SASKATCHEWAN COMMERCIAL DEVELOPMENT LAND

## 11.07 ACRES

8820 92 STREET  
FORT SASKATCHEWAN AB

ASKING PRICE:  
\$2,950,000  
(\$268,182/ACRE)



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# PROPERTY & AREA HIGHLIGHTS

- Fort Saskatchewan currently has 26,767 residents
- Highway 21 (20,930 vehicles per day) exposure development site ready for rezoning to commercial
- Average household income of \$140,225 (5km radius)
- Excellent proximity to major trade center of Fort Saskatchewan with many established major retailers in place
- Holding Income in place through cell tower lease
- 30 minute driving distance to downtown Edmonton
- Large acreage residential property



# PROPERTY DETAILS

Municipal Address:  
8820 92 Street Fort Saskatchewan

Legal Description:  
Plan 9022141, Lot 1

Land Size: 11.07 Acres

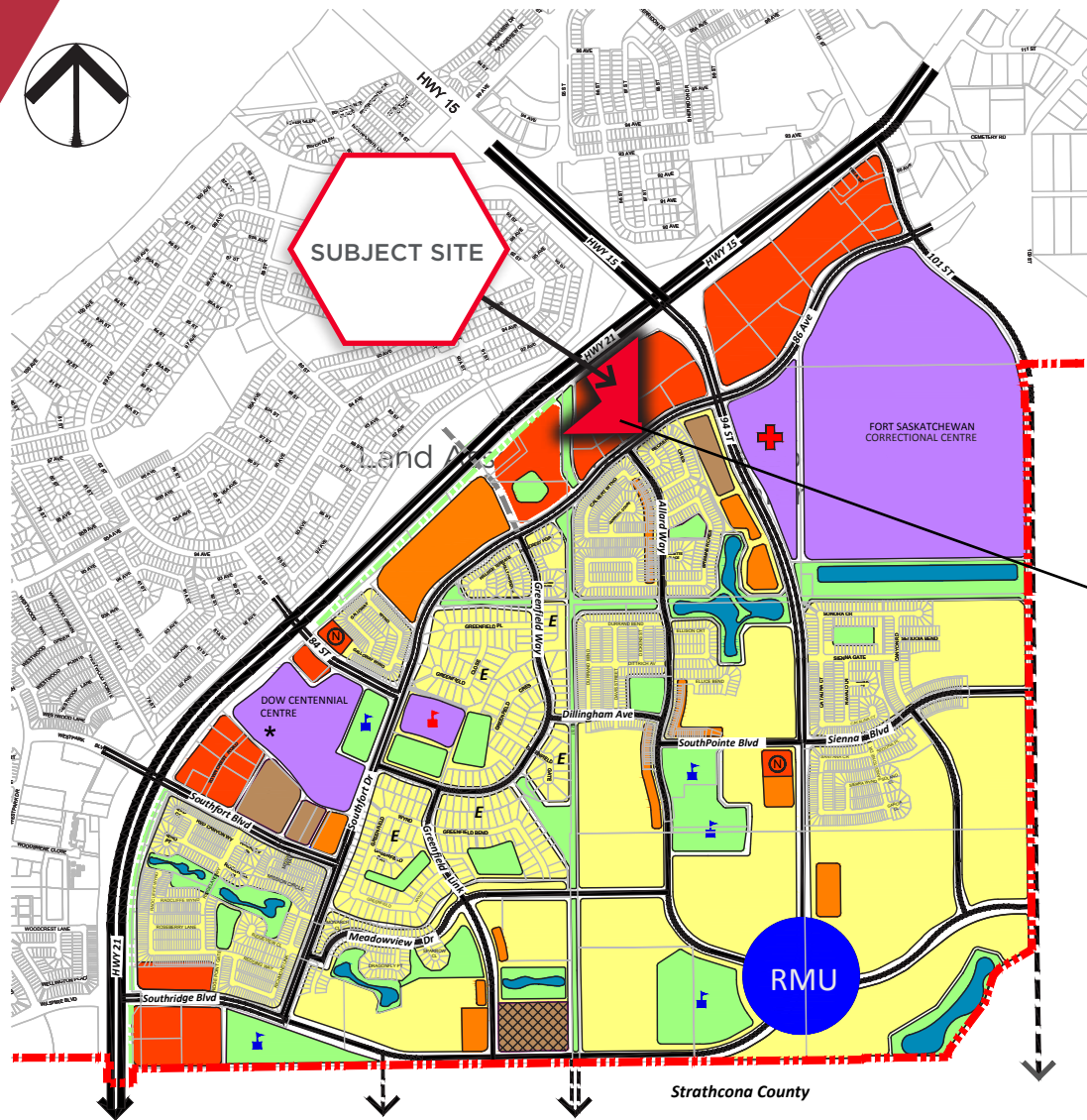
Zoning: UR - Urban Reserve  
(future commercial)

Price: \$2,950,000 (\$268,182/Acre)

Taxes: \$13,089.51

Holding Income: \$26,078.42





CURRENT ZONING:  
UR - URBAN RESERVE

FUTURE ZONING:  
COMMERCIAL

Subject land is currently zoned UR - Urban Reserve but Southfort Area Structure Plan calls for Commercial Zoning

Current UR zoning allows Purchase to acquire property and hold with reduced property taxes

**Land Use Concept including Lots**  
**City of Fort Saskatchewan**  
**Southfort Area Structure Plan**

- Municipal Boundary
- Park & Ride Site
- Urban Forest Corridor
- Lot Parcel

- |  |                                 |
|--|---------------------------------|
| Low Density Residential                | Storm Water Management Facility |
| Estates Residential                    | Commercial                      |
| Medium Density Residential             | Neighbourhood Service           |
| High Density Residential               | Institutional                   |
| High Density Street Oriented Mixed Use | Freeway                         |
| Residential Mixed Use                  | Arterial                        |
| Park                                   | Potential Arterial              |
| Potential School Site                  | Collector                       |
| Potential Private School Site          | Potential Collector             |
|  | Optional Collector              |

Note: All size, locations, and areas depicted are conceptual. Actual location & size will be determined through the outline plan and subdivision approval process. The number, size, and location of future school sites may change in response to student demographics. Building of new schools and other institutional uses is dependant upon provincial funding.



## AREA AMENITIES

SUBJECT LANDS ALLOW THE ABILITY TO DEVELOP WITHIN PROXIMITY TO THESE MAJOR RETAILERS AND AMENITIES:

1. HOME DEPOT
2. WINNERS (Under Construction)  
PETLAND (Under Construction)  
SLEEP COUNTRY (Under Construction)
3. SHOPPERS DRUG MART
4. CANADIAN TIRE
5. BOSTON PIZZA
6. WALMART SUPERCENTRE
7. SAFEWAY
8. NO FRILLS
9. FORT SASKATCHEWAN  
COMMUNITY HOSPITAL
10. SOUTHFORT BEND GARDENS  
RETIREMENT HOME



**OFFER SUBMISSION PROCESS:**

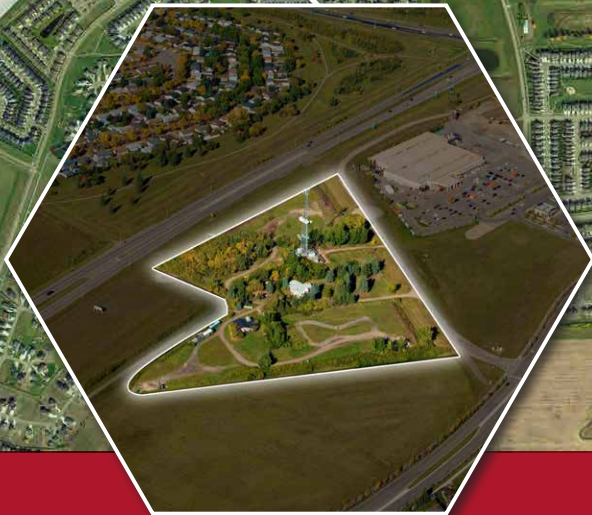
EXPRESSIONS OF INTEREST WILL BE DEALT WITH ON AN AS-RECEIVED BASIS.

**FORT SASKATCHEWAN**

HIGHWAY 15

89 AVENUE

HIGHWAY 21



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