



// OFFICE // INDUSTRIAL // RETAIL // RESIDENTIAL

**TAG**  
DEVELOPMENTS

# December 2022 Leasing & Land Availability Update



// LAND  
DEVELOPMENT

// BUILDING  
DEVELOPMENT

// PROPERTY  
MANAGEMENT

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# INDUSTRIAL NEW BUILD ACHESON // FORT SASKATCHEWAN



## ACHESON BUILD-TO-SUIT

FOR LEASE // Acheson, Parkland County

Lot	Area (ac)	Details
223	3.53	<ul style="list-style-type: none"> <li>Offering build-to-suit services on a variety of lots in Acheson, AB</li> <li>Excellent location along high load corridor just west of Edmonton</li> <li>Neighbours include Manitoulin, Michener Allen, Sysco, and Western Star Trucks</li> <li>Competitive lease packages</li> </ul>
406	4.89	
333B	5.02	
420	8.26	
3	11.84	

Lease Rate	TI Allowance	Zoning
Market	Market	Medium Industrial

## FORT INDUSTRIAL PROPOSED NEW CONSTRUCTION

Up to 25,705 SF on 4.55 Acres  
8521 115 Street, Fort Saskatchewan

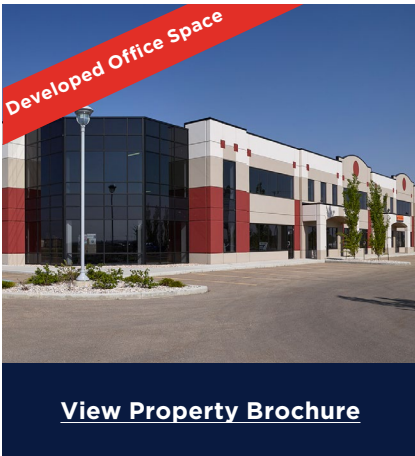
Suite	Area (SF)	Details
1	11,210 or 22,420 SF	Drive through bays // Turnkeys available
2	1,642 or 3,285 SF	Optional office mezzanine
3	130,680 SF	Yard - 3 Acres Prepared (11.8" Gravel)

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$3.22 (est. 2022)



# FLEX INDUSTRIAL FORT SASKATCHEWAN

Developed Office Space



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## HEARTLAND CENTRE I

FOR LEASE // 11870 88 Avenue, Fort Saskatchewan

Suite	Area	Details
104	2,725 SF <b>LEASED</b>	Main floor // Base building industrial space // Short-term lease in-place
128	5,899 SF	Main floor // Demisable base building space // Concept suite
148	3,316 SF	Main floor // Move in ready office space
152	3,551 SF	Main floor // Move in ready office space
196/296	6,773 SF <b>LEASED</b>	Main & second floor // Move in ready office space
212	820 SF	Second floor // Built out office space
252	1,566 SF	Second floor // Built out office space
228	14,827 SF	Second floor // Demisable office space
260	6,413 SF	Second floor // Demisable office space
280	1,609 SF	Second floor // Demisable office space

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$3.83 PSF (est. 2022)

## HEARTLAND CENTRE II

FOR LEASE // 11602 88 Avenue, Fort Saskatchewan

Suite	Area	Details
100	5,271 SF <b>LEASED</b>	Main floor // Short-term lease in-place
176	2,086 SF	Main floor // Base building // Demisable
120	5,251 SF	Main floor // Move in ready office/bay
208	1,675 SF	Second floor // Demisable office space
292	1,572 SF	Second Floor // Move in ready office space
228-268	+/- 14,192 SF	Second floor // Demisable office space

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$3.14 PSF (est. 2022)



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**OFFICE // FLEX INDUSTRIAL**  
**SHERWOOD PARK**



**PORTAGE PLAZA**

FOR LEASE // 241 Portage Close, Sherwood Park

Suite	Area	Details
230	4,724 SF	Second floor // Developed office // East endcap
250	2,617 SF	Second floor // Developed show suite // West endcap

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$4.68 PSF (est. 2022)

**PROVINCIAL PLACE**

FOR LEASE // 167 Provincial Avenue, Sherwood Park

Suite	Area	Details
100/150	23,259 SF	Main floor // Turnkey autobody shop with office
155	2,183 SF	Main floor // Open bay with 1 grade door // Show suite
260	2,264 SF	Second floor office // Show suite

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$4.88 PSF (est. 2022)



**MILLENNIUM PROFESSIONAL**

FOR LEASE // 2457 Broadmoor Blvd., Sherwood Park

Suite	Area	Details
108-114	7,331 SF	Main floor // Office or retail // Contiguous up to 7,331 SF
108	+/- 1,800 SF	Main floor show suite // Partially developed
102	1,621 SF	Main floor // Undeveloped office or retail
100	4,626 SF <b>LEASED</b>	Main floor // Undeveloped office or retail
116	2,086 SF	Main floor // Show suite
120	1,033 SF	Main floor // Undeveloped office or retail
205	2,831 SF	Second floor // Undeveloped office
310	3,138 SF <b>PENDING</b>	Third Floor // Turnkey office

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$10.58 PSF (est. 2022)



## RETAIL

### SHERWOOD PARK // DRAYTON VALLEY



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#### MILLENNIUM RIDGE RETAIL CENTRE

FOR LEASE // 220 Lakeland Drive, Sherwood Park

Bldg/Suite	Area	Details
4/510	2,244 SF	Base building retail unit // Demisable
4/520	1,317 SF	Partially built-out retail unit // Demisable
4/540	544 SF	Partially built-out retail unit

Lease Rate	TI Allowance	Op. Costs
Market	Market	Varies Per Building (eg. \$11.87 PSF)

#### DRAYTON VALLEY POWER CENTRE

FOR LEASE // 5205-5209 Power Centre Blvd., Drayton Valley

Bldg/Suite	Area	Details
5209/101-105	5,162 SF	Demisable retail space // Drive-thru
5205/103-106	6,108 SF	Demisable retail space

Lease Rate/Sale Price	TI Allowance	Op. Costs
Market	Market	\$9.44 PSF (est. 2022)



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## INDUSTRIAL LAND FORT SASKATCHEWAN // ACHESON



### FORT INDUSTRIAL ESTATES

FOR SALE // Highway 15 & 88 Ave, Fort Saskatchewan

Lot	Area (ac)	Lot	Area (ac)	Details
Block 4 Lot 4	2.09	Block 7 Lot 8	<b>LEASED (4.20 ac)</b>	<ul style="list-style-type: none"> <li>Access directly off of Hwy 15</li> <li>Build to suit available</li> <li>Custom lot sizes available</li> </ul>
Block 5 Lot 1	<b>SOLD (6.40 ac)</b>	Block 7 Lot 9	<b>BUILD TO SUIT BY TAG</b>	
Block 5 Lot 2	2.03	Block 7 Lot 6	2.14	
Block 5 Lot 3	4.55	Block 7 Lot 7	2.14	
Block 6 Lot 1	2.67	Block 9 Lot 4	10.58+	

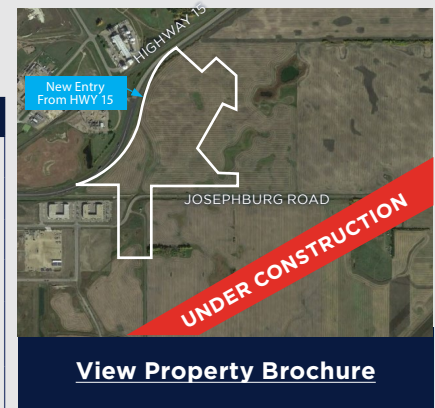
<b>Price</b> From \$299,000/Acre	<b>Zoning</b> Light Industrial
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### HEARTLAND INDUSTRIAL PARK - STAGE 1

FOR SALE // Highway 15 & 88 Ave, Fort Saskatchewan

Lot	Area (ac)	Lot	Area (ac)	Details
Block 8 Lot 2	8.43	Block 4 Lot 1	3.01	<p>Now selling: Heartland Industrial Park Stage 1 featuring highway frontage lots and a new all directional access off Highway 15</p> <ul style="list-style-type: none"> <li>Possession 4th quarter</li> <li>Build to suit options available</li> </ul>
Block 8 Lot 1	4.74	Block 4 Lot 2	1.95	
Block 2 Lot 3	7.31	Block 3 Lot 1	2.52	
Block 2 Lot 2	3.92	Block 3 Lot 2	1.85	
Block 2 Lot 1	<b>SOLD (11.00 ac)</b>	Block 3 Lot 3	4.15	
Block 1 Lot 1	10.00			

<b>Price</b> From \$399,000/Acre	<b>Zoning</b> Light Industrial/Medium Industrial
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### PARKLAND INDUSTRIAL PARK

FOR SALE // Acheson, AB

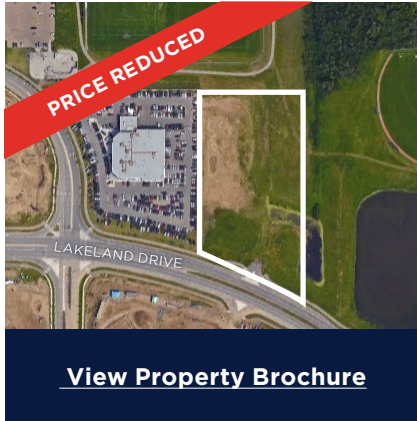
Lot	Area (ac)	Details
Block 1 Lot 333B	5.02	<p>Acheson is one of the fastest growing industrial areas in Western Canada.</p> <ul style="list-style-type: none"> <li>Fully serviced and ready for development</li> <li>Build to suit options available</li> </ul>
Block 2 Lot 223	3.53	
Block 5 Lot 406	4.89	
Block 5 Lot 3	11.84	
Block 5 Lot 420	8.26	

<b>Price</b> From: \$419,000/Acre	<b>Zoning</b> Medium Industrial
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**COMMERCIAL LAND**  
SHERWOOD PARK // DRAYTON VALLEY



**LOT 15**

FOR SALE // Lakeland Drive & Premier Way, Sherwood Park

Lot	Area (ac)	Details
15 <b>PRICE REDUCED</b>	5.81	<ul style="list-style-type: none"> <li>• Adjacent to Lakeland Drive</li> <li>• South of Millennium Place which generates over 2.3 million visitors per year</li> <li>• Build to suit available</li> </ul>
<p><b>Price</b></p> <p><del>\$3,300,000</del> \$2,900,000</p>		<p><b>Zoning</b></p> <p>Service Commercial</p>

**DRAYTON VALLEY COMMERCIAL**

FOR SALE // Highway 22 wwood Park

Lot	Area (ac)	Details
9	4.42	<ul style="list-style-type: none"> <li>• Located next to Walmart, Canadian Tire and Ford</li> <li>• Immediate possession available</li> </ul>
11	1.36	
<p><b>Price</b></p> <p>\$325,000/Acre</p>		<p><b>Zoning</b></p> <p>Commercial // Mixed Service Industrial</p>





# RESIDENTIAL LAND MORINVILLE, ALBERTA

**// SITE DETAILS**

**PRICE/ACRE** \$595,000  
**SIZE** 2.05 ACRES  
**POSSESSION** SUMMER 2021  
**ZONING** MEDIUM/HIGH DENSITY RESIDENTIAL (R4)  
**DENSITY** MAX 50.6 DU/AC  
**LOCATION** GRANDIN DR & 96 AVE

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**+/- 2.05 ACRE LOT**  
FOR SALE // Morinville, Alberta

Lot	Area (ac)	Details
TBD	2.05	<ul style="list-style-type: none"> <li>Walking distance to schools k-12</li> <li>Close proximity to new Recreation Centre</li> <li>Up to 4-storey Multi-Family</li> </ul>

<b>Price</b> \$549,000/acre	<b>Zoning</b> R3 (Medium Density Residential)
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