FOR LEASE/FOR SALE



INDUSTRIAL NEW BUILD ACHESON // FORT SASKATCHEWAN



ACHESON NEW CONSTRUCTION

FOR SALE // Up to 18,985 SF on 1.65 Acres (22% Site Coverage) 11661 Bevington Road, Acheson

Suite	Area	Details	
1	7,789 or 15,692 SF	Drive through bays // Turnkeys available	
2	2 1,642 or 3,285 SF Optional office mezzanine		
3	21,780 SF	Yard - 1/2 Acre Prepared (11.8" Gravel)	

Sale Price	TI Allowance	Op. Costs
Entire Asset \$4,495,000 \$3,990,000	N/A	\$1.35 PSF ('20 Ptax only)
Half Duplex \$2,095,000	N/A	\$1.35 PSF ('20 Ptax only)

FORT INDUSTRIAL PROPOSED NEW CONSTRUCTION

Up to 25,785 SF on 4.47 Acres (12% Site Coverage) 8626 115 Street, Fort Saskatchewan

Suite	Area	Details	
1	11,210 or 22,500 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
From \$12.95 PSF	\$10.00 PSF	\$3.22 (est. 2021)



Pre-Cast and Pre-Eng Turnkey

Design-Build Budgets In-Hand



FORT INDUSTRIAL NEW CONSTRUCTION

17,000 SF on 2.6 Acres 8615 115 Street, Fort Saskatchewan

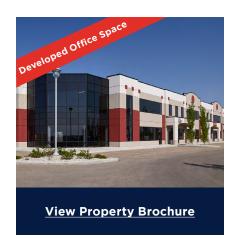
Suite	Area	Details
1	17,000 SF LEASED BUILD TO SUIT BY TAG	Drive-in overhead doors // Turnkeys available
2	113,256 SF	Yard - 2.6 Acres Prepared

Lease Rate	TI Allowance
From \$21.95 / building sf - vertical asset and typical amenity areas	Turnkev
From \$2.95 / building sf - excess yard	Turrikey



FLEX INDUSTRIAL

FORT SASKATCHEWAN



Will consider short-term gross rent arrangements for built-out opportunities

HEARTLAND CENTRE I

FOR LEASE // 11870 88 Avenue, Fort Saskatchewan

Suite	Area	Details	
120/220	11,897 SF	Main and second floor // Demisable base building space // Concept suite	
148	3,466 SF	Main floor // Move in ready office space	
152	3,517 SF	Main floor // Move in ready office space	
240-252	+/- 8,357 SF	Second floor // Demisable office space	
256	1,664 SF	Second floor // Built out office space	
260-288	+/- 8,219 SF	Second floor // Demisable office space	

Lease Rate	TI Allowance	Op. Costs
Industrial: From \$12.00 PSF	Up to full Landlord	\$4.12 PSF
Office: From \$14.00 PSF	turnkey	(est. 2021)

HEARTLAND CENTRE II

FOR LEASE // 11602 88 Avenue, Fort Saskatchewan

Suite	Area	Details	
100	5,271 SF	Main floor // Demisable base building	
124	2,733 SF	Main floor // Move in ready office/bay	
176	2,086 SF	Main floor // Base building // Demisable	
128-156	+/- 15,762 SF	Main floor // Base building // Demisable flex space	
180	3,381 SF LEASED	Main floor // Move in ready office/bay	
200	3,390 SF	Second floor // Demisable office space	
208	1,675 SF	Second floor // Demisable office space	
292	1,572 SF	Second Floor // Move in ready office space	
228-268	+/- 24,983 SF	Second floor // Demisable office space	

Le	ease Rate	TI Allowance	Op. Costs
	From \$12.00 PSF	Up to full Landlord	\$3.47 PSF
	rom \$14.00 PSF	turnkey	(est. 2021)



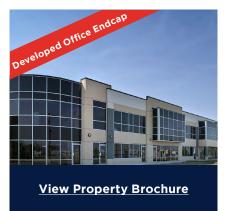
Will consider short-term gross rent arrangements for built-out opportunities

Cannabis Friendly

- One cannabis processing facility in occupancy
- Permitted Use per Land Use
 Bylaw



OFFICE // FLEX INDUSTRIAL SHERWOOD PARK



Flexibility on term length for built-out opportunities

PORTAGE PLAZA

FOR LEASE // 241 Portage Close, Sherwood Park

Suite	Area	Details
150	4,739 SF LEASED	Main floor // West endcap // 50% office// 1 grade door
230	4,724 SF	Second floor // Developed office // East endcap
250	2,617 SF	Second floor // Undeveloped office // West endcap

Lease Rate	TI Allowance	Op. Costs
Industrial: From \$13.00 PSF	Up to full Landlord	\$4.68 PSF
Office: From \$15.00 PSF	turnkey	(est. 2021)

PROVINCIAL PLACE

FOR LEASE // 167 Provincial Avenue, Sherwood Park

Suite	Area	Details	
155	2,180 SF	Main floor // Open bay with 1 grade door	
215	1,884 SF	Second floor // Undeveloped office space	
220	1,532 SF	Second floor // Undeveloped office space	
225	2,174 SF	Second floor // Undeveloped office space	
255	2,397 SF	Second floor // Undeveloped office space	
260	3,190 SF	Second floor // Undeveloped office space	

Lease Rate	TI Allowance	Op. Costs
Industrial: From \$13.00 PSF Office: From \$15.00 PSF	Up to full Landlord turnkey	\$4.57 PSF (est. 2021)



Suites 215-260 contiguous up to 11,177 SF



Suites 100-105 contiguous up to +/- 6,300 SF

Suites 107-111 contiguous up to 7,333 SF

MILLENNIUM PROFESSIONAL

FOR LEASE // 2457 Broadmoor Blvd., Sherwood Park

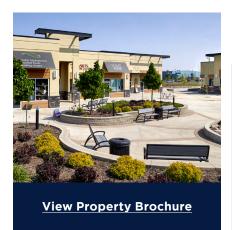
Suite	Area	Details
107-111	1,185 SF - 7,333 SF	Main floor // Undeveloped office or retail // Contiguous up to 7,333 SF
100-105	1,711 Sf - +/- 6,300 SF	Main floor // Undeveloped office or retail Contiguous up to +/- 6,300 SF
113	2,086 SF	Main floor // Undeveloped office or retail
205	Up to 5,277 SF	Second floor // Undeveloped office

Lease Rate	TI Allowance	Op. Costs
From: \$18.00 PSF	\$50 PSF After T-Bar, LED Lighting and HVAC	\$11.18 PSF (est. 2021)

FOR LEASE/FOR SALE



RETAILSHERWOOD PARK // DRAYTON VALLEY



MILLENNIUM RIDGE RETAIL CENTRE

FOR LEASE // 220 Lakeland Drive, Sherwood Park

Bldg/Suite	Area	Details	
6/210	1,140 SF	Base Building Retail Unit	
6/240	1,063 SF	Retail Unit // Former Pizza Restaurant	
3/300	5,121 SF	Fully Fixtured Restaurant with a 1,493 SF Patio	
4/510	2,244 SF	Base Building Retail Unit (see Specialty Food test-fit)/ Contiguous up to 10,445 SF	
4/520	1,317 SF	Developed Retail Unit (former Shoe Boutique) Contiguous up to 10,445 SF	
4/530	1,790 SF	Developed Retail Unit (former Yoga Studio) Contiguous up to 10,445 SF	
4/540	1,325 SF	Base Building Retail Unit (see Physio test-fit) Contiguous up to 10,445 SF	
4/550	1,653 SF	Base Building Retail Unit (see Hair Salon test- fit) // Contiguous up to 10,445 SF	
4/560	2,116 SF	Base Building Retail Unit (see Medical test-fit) Contiguous up to 10,445 SF	

Lease Rate	TI Allowance	Op. Costs
From \$25.00 PSF	Up to \$30 PSF	Varies Per Building
F10111 \$23.00 PSF	Op 10 \$30 PSF	(eg. \$11.87 PSF)

DRAYTON VALLEY POWER CENTRE

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

Bldg/Suite	Area Details	
5209/105	1,632 SF	Undeveloped endcap with drive through window
5209/101	1,535 SF	Built out retail space
5205/103	6,108 SF	Demisable retail space

Lease Rate/Sale Price	TI Allowance	Op. Costs
MARKET	MARKET	\$10.53 PSF (est. 2021)





INDUSTRIAL LAND FORT SASKATCHEWAN // ACHESON



FORT INDUSTRIAL ESTATES

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

Lot	Area (ac.)	Lot	Area (ac.)	Details
B4 L4	2.09	B7 L8	1.6	Join Access Pipelines, Acuren, ENGIE
B5 L1	4.47	B7 L9 LEASED	2.6 BUILD TO SUIT	Fabricom, Praxair, Scafom and Strike Energy in the Industrial Heartland.
DELO	3.98		2.68	Access directly off of Highway 15
B5 L2	3.98	B6 L1	2.08	Build to suit available
B5 L3	4.55	B9 L4	10.58	Custom lot sizes available
B7 L6	2.14			

Price	Zoning	
From \$299,000/Acre	Light Industrial	

HEARTLAND INDUSTRIAL PARK - STAGE 1

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

Lot	Area (ac.)	Lot	Area (ac.)	Details
B8 L2	8.43	B4 L1	3.01	Now sell
B8 L1	4.74	B4 L2	1.95	Park Sta
B1 L1	7.31	B3 L1	2.52	frontage direction
B2 L2	2.92	B3 L2	1.86	
B2 L1	12.00 PENDING	B3 L3	2.15	• Pos • Bui
B1 L1	10.00	B3 L4	2.00	

Now selling: Heartland Industrial Park Stage 1 featuring highway frontage lots and a new all directional access off Highway 15

- Posession Winter 2022
- Build to suit options available

Price	Zoning	
From \$399,000/Acre	Light Industrial/Medium Industrial	



View Property Brochure

ACHESON INDUSTRIAL

FOR SALE // Bevington Road & Parkland Ave, Acheson

Lot	Area (ac.)	Details
420	7.6	 Excellent location along high load corridor just west of Edmonton Neighbours include Manitoulin, Michener Allen, Sysco, and Western Star Trucks Build to suit available
Price		Zoning
\$419,000/Net		BI/MI
	developable acre	





COMMERCIAL LAND SHERWOOD PARK // DRAYTON VALLEY



LOT 15

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

Lot	Area (ac.)	Details
15	5 01	Adjacent to Lakeland Drive
PRICE REDUCED	5.81	 South of Millennium Place which generates over 2.3 million visitors per year
		Build to suit available

Price	Zoning
\$3,300,000 \$2,900,000	Service Commercial

DRAYTON VALLEY COMMERCIAL

FOR SALE // Highway 22 & Power Centre Blvd., Sherwood Park

Lot	Area (ac.)	Details
9	4.42	 Located next to Walmart, Canadian Tire and Ford
11	1.36	Immediate possession available

Price	Zoning
\$325,000/Acre	Commercial // Mixed Service Industrial



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