



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

**TAG**  
DEVELOPMENTS

June 2023

Leasing & Land Availability Update



// LAND  
DEVELOPMENT

// BUILDING  
DEVELOPMENT

// PROPERTY  
MANAGEMENT

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## INDUSTRIAL NEW BUILD ACHESON // FORT SASKATCHEWAN



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### 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. 2023)



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## 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 <b>LEASED</b>	Main floor // Demisable base building space // Concept suite // Short-term lease in-place
152	3,551 SF	Main 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	\$3.62 PSF (est. 2023)

### 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
120	5,251 SF <b>LEASED</b>	Main & second floor // Move in ready office/bay // Short-term lease in-place
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	\$2.90 PSF (est. 2022)



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## OFFICE // FLEX INDUSTRIAL SHERWOOD PARK



### PORTAGE PLAZA

FOR LEASE // 241 Portage Close, Sherwood Park

Suite	Area	Details
130	2,827 SF	Main floor // Developed office and warehouse
230	4,724 SF	Second floor // Developed office // East endcap
250	2,617 SF	Second floor // Developed show suite // West endcap

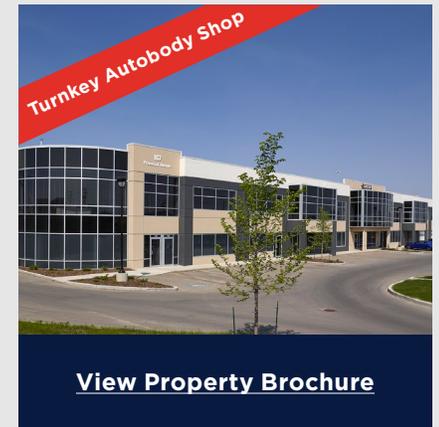
Lease Rate	TI Allowance	Op. Costs
Market	Market	\$4.67 PSF (est. 2023)

### PROVINCIAL PLACE

FOR LEASE // 167 Provincial Avenue, Sherwood Park

Suite	Area	Details
140	+/- 10,622 SF <b>PENDING</b>	Main floor // Former autobody shop // Warehouse and office
155	2,183 SF	Main floor // Open bay with 1 grade door // Show suite
200	6,119 SF	Second floor // Turnkey office

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$4.92 PSF (est. 2023)



### MILLENNIUM PROFESSIONAL

FOR LEASE // 2457 Broadmoor Blvd., Sherwood Park

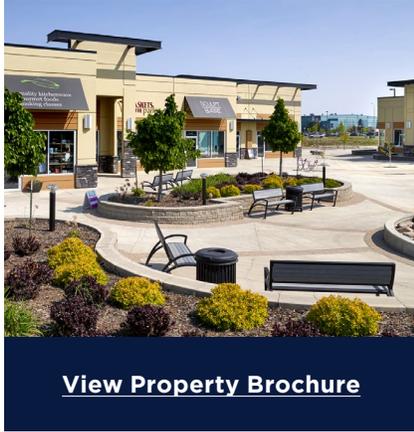
Suite	Area	Details
110-112	+/- 3,700 SF	Main floor // Office or retail
108	+/- 1,800 SF	Main floor show suite // Partially developed
102	+/- 1,621 SF	Main floor // Undeveloped office or retail
116	2,086 SF	Main floor // Show suite
120	1,033 SF	Main floor // Undeveloped office or retail

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$10.71 PSF (est. 2023)



## 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 <b>LEASED</b>	Partially built-out retail unit // Demisable
4/540	544 SF <b>PENDING</b>	Partially built-out retail unit
2/380	1,955 SF	Built-out retail unit // Former Cannabis

Lease Rate	TI Allowance	Op. Costs
Market	Market	Varies Per Building (eg. \$11.26 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	\$9.75 PSF (est. 2023)



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## INDUSTRIAL LAND ACHESON // FORT SASKATCHEWAN



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### PARKLAND INDUSTRIAL PARK

FOR SALE // Acheson, AB

Lot	Area (ac)	Details
Block 1 Lot 333B	5.02	Acheson is one of the fastest growing industrial areas in Western Canada. <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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### 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	Now selling: Heartland Industrial Park Stage 1 featuring highway frontage lots and a new all directional access off Highway 15 <ul style="list-style-type: none"> <li>Immediate possession available</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	6.71	Block 3 Lot 1	2.52	
Block 2 Lot 2	<b>PENDING (4.50 ac)</b>	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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### 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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## COMMERCIAL LAND SHERWOOD PARK // DRAYTON VALLEY



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### LOT 15

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

Lot	Area (ac)	Details
15	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>

<b>Price</b> \$2,900,000	<b>Zoning</b> Service Commercial
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### 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	

<b>Price</b> \$325,000/Acre	<b>Zoning</b> Commercial // Mixed Service Industrial
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# 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>

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

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