



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

TAG
DEVELOPMENTS

October 2022 Leasing & Land Availability Update



// LAND
DEVELOPMENT

// BUILDING
DEVELOPMENT

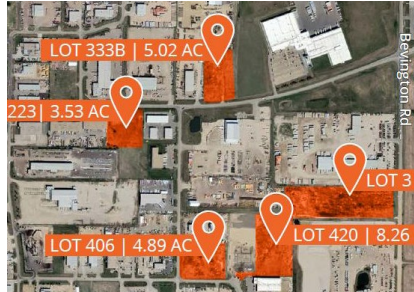
// PROPERTY
MANAGEMENT

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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"> Offering build-to-suit services on a variety of lots in Acheson, AB Excellent location along high load corridor just west of Edmonton Neighbours include Manitoulin, Michener Allen, Sysco, and Western Star Trucks Competitive lease packages |
| 406 | 4.89 | |
| 333B | 5.02 | |
| 420 | 8.26 | |
| 3 | 11.84 | |

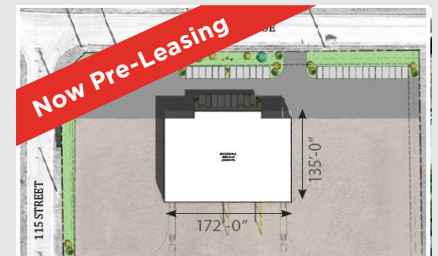
| Lease Rate | TI Allowance | Zoning |
|------------|--------------|-------------------|
| Market | Market | Medium Industrial |

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) |



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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 | 2,800 SF LEASED | Main floor // Base building industrial space // Short-term lease in-place |
| 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 |
| 196/296 | 6,638 SF | Main & second 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 |
|------------|--------------|------------------------|
| Market | Market | \$3.83 PSF (est. 2022) |

HEARTLAND CENTRE II

FOR LEASE // 11602 88 Avenue, Fort Saskatchewan

| Suite | Area | Details |
|---------|---------------------------|--|
| 100 | 5,271 SF LEASED | Main floor // Demisable base building // 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 |

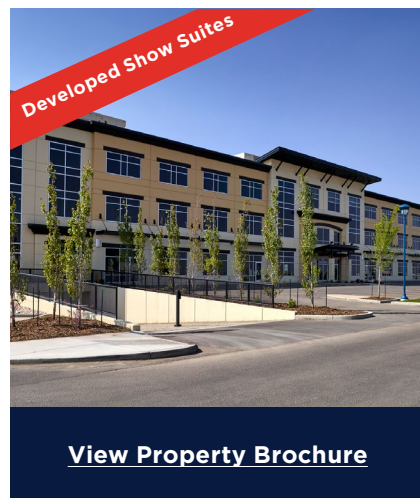
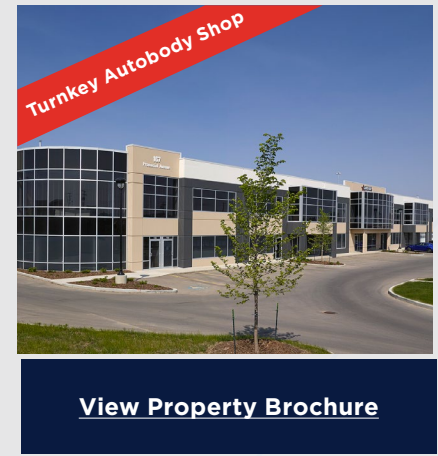
| Lease Rate | TI Allowance | Op. Costs |
|------------|--------------|------------------------|
| Market | Market | \$4.68 PSF (est. 2022) |

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

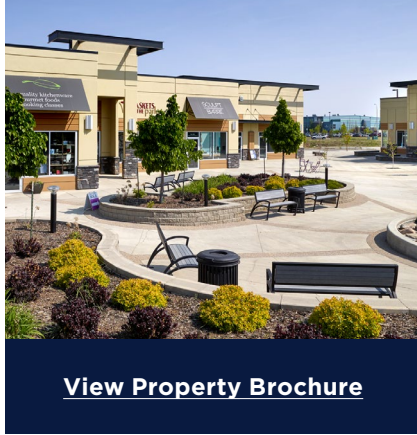
| Suite | Area | Details |
|---------|----------------------------|---|
| 108-114 | 7,331 SF | Main floor // Office or retail // Contiguous up to 7,331 SF |
| 108 | +/- 1,800 SF | Main floor show suite // Partially developed |
| 102 | 1,621 SF | Main floor // Undeveloped office or retail |
| 100 | 4,626 SF PENDING | 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 | 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 | LEASED (4.20 ac) | <ul style="list-style-type: none"> Access directly off of Hwy 15 Build to suit available Custom lot sizes available |
| Block 5 Lot 1 | SOLD (6.40 ac) | Block 7 Lot 9 | BUILD TO SUIT BY TAG | |
| 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+ | |

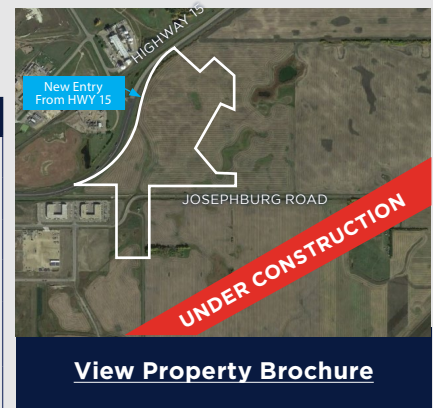
| | |
|-------------------------------------|-----------------------------------|
| Price From \$299,000/Acre | Zoning Light Industrial |
|-------------------------------------|-----------------------------------|

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"> Possession 4th quarter Build to suit options available |
| 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 | SOLD (11.00 ac) | Block 3 Lot 3 | 4.15 | |
| Block 1 Lot 1 | 10.00 | | | |

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



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ACHESON INDUSTRIAL

FOR SALE // Canetic Close, Acheson

| Lot | Area (ac) | Details |
|--|--------------------------|---|
| 420 | 8.26/7.6 net developable | <ul style="list-style-type: none"> 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 \$419,000/Net developable acre | | Zoning BI/MI |



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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 PRICE REDUCED | 5.81 | <ul style="list-style-type: none"> • Adjacent to Lakeland Drive • 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 wwood Park

| Lot | Area (ac) | Details |
|-----|-----------|---|
| 9 | 4.42 | <ul style="list-style-type: none"> • Located next to Walmart, Canadian Tire and Ford • Immediate possession available |
| 11 | 1.36 | |

| Price | Zoning |
|----------------|--|
| \$325,000/Acre | 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"> Walking distance to schools k-12 Close proximity to new Recreation Centre Up to 4-storey Multi-Family |

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

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