



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

September 2023

Leasing & Land Availability Update



// LAND
DEVELOPMENT

// BUILDING
DEVELOPMENT

// PROPERTY
MANAGEMENT

780.486.3919

info@tag.ca // tag.ca



INDUSTRIAL NEW BUILD

ACHESON // FORT SASKATCHEWAN



[View Property Brochure](#)

ACHESON BUILD-TO-SUIT

FOR LEASE // Acheson, Parkland County

Lot	Area (ac)	Details
223	3.53	- 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

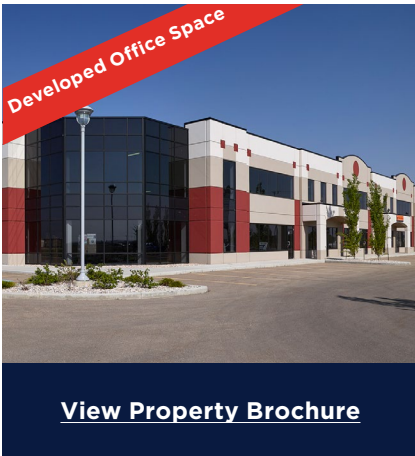
Suite	Area (SF)	Details
1	11,210 or 22,420 SF	Drive through bays // Turnkeys available
2	1,642 or 3,285 SF	Optional office mezzanine
3	130,680 SF	Yard - 3 Acres Prepared (11.8" Gravel)

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$3.22 (est. 2023)



[View Property Brochure](#)

FLEX INDUSTRIAL FORT SASKATCHEWAN



HEARTLAND CENTRE I

FOR LEASE // 11870 88 Avenue, Fort Saskatchewan

Suite	Area	Details
104	2,725 SF	Main floor // Base building industrial space
128	5,899 SF LEASED	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

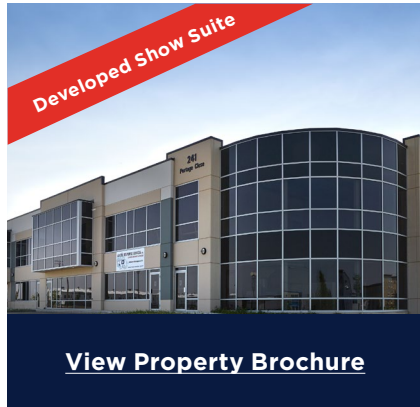
Suite	Area	Details
100	5,271 SF	Main floor // Warehouse space
120	5,251 SF	Main & second floor // Move-in ready office/warehouse
200	3,390 SF	Second floor // Demisable office space
208	1,675 SF	Second floor // Demisable office space
292	1,572 SF	Second Floor // Move-in ready office space
228-268	+/- 14,192 SF	Second floor // Demisable office space

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$2.90 PSF (est. 2022)



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
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	+/- 3,400 SF	Main floor // Office or retail
108	+/- 1,800 SF	Main floor show suite // Partially developed
102	1,447 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


[View Property Brochure](#)

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
4/540	544 SF LEASED	Partially built-out retail unit
2/380	1,319 SF	Built-out retail unit

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)


[View Property Brochure](#)



INDUSTRIAL LAND

ACHESON // FORT SASKATCHEWAN


[View Property Brochure](#)

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. - Fully serviced and ready for development - Build to suit options available
Block 2 Lot 223	3.53	
Block 5 Lot 406	4.89	
Block 5 Lot 3	11.84	
Block 5 Lot 420	8.26	

Price	Zoning
From: \$419,000/Acre	Medium Industrial

HEARTLAND INDUSTRIAL PARK

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

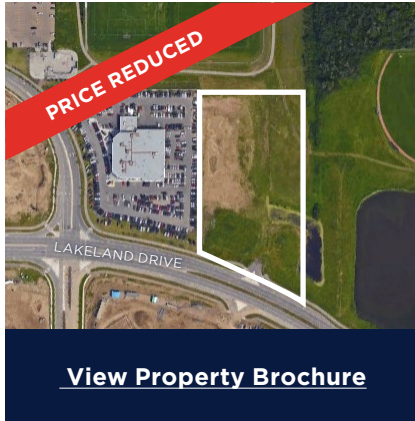
Lot	Area (ac)	Lot	Area (ac)	Details
Block 8 Lot 2	8.43	Block 4 Lot 1	3.01	Now selling: Heartland Industrial Park featuring highway frontage lots and a new all directional access off Highway 15. - Immediate possession - Build to suit options available - Access directly off Hwy 15 - Build to suit available - Custom lot sizes available
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	SOLD (4.50 ac)	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	Block 4 Lot 4	2.09	
Block 5 Lot 1	SOLD (6.40 ac)	Block 7 Lot 8	LEASED (4.20 ac)	
Block 5 Lot 2	2.03	Block 7 Lot 9	BUILD TO SUIT BY TAG	
Block 5 Lot 3	4.55	Block 7 Lot 7	2.14	
Block 6 Lot 1	2.67	Block 9 Lot 4	10.58+	
Block 7 Lot 6	2.14			


[View Property Brochure](#)



COMMERCIAL LAND

SHERWOOD PARK // DRAYTON VALLEY



LOT 15

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

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

Price	Zoning
\$2,900,000 \$2,400,000	Service Commercial

DRAYTON VALLEY COMMERCIAL

FOR SALE // Highway 22 wwood Park

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

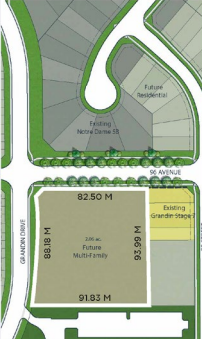
Price	Zoning
\$325,000/Acre	Commercial // Mixed Service Industrial





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

View Property Brochure

+/- 2.05 ACRE LOT

FOR SALE // Morinville, Alberta

Lot	Area (ac)	Details
TBD	2.05	- 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)

// STAY UP TO DATE

Sign up for our monthly reports [here](#)