

SOUTHRIDGE LANDING

FOR SALE/LEASE

120 SOUTHRIDGE BOULEVARD,
FORT SASKATCHEWAN, AB



Join Tim Horton's, Esso, Car Wash, Day Care
Vet Clinic, Liquor, Vape, Cannabis & More

Property Details

Legal Description:	Plan 1425024, Block 18, Lot 179
Site Size:	6.5 acre commercial site
Available Space:	56,000 sq. ft. of Retail / Office space Bays from 1,000 sq. ft. Plus
Zoning:	C2
Sale & Leasing Options	Sale Prices :\$360 - \$400/sf. Lease Prices :\$30 - \$35/sf. Operating Costs: \$10/sf. (2019 est.)
Buildings C, D & E:	Condo Fees: TBD Property Tax: TBD



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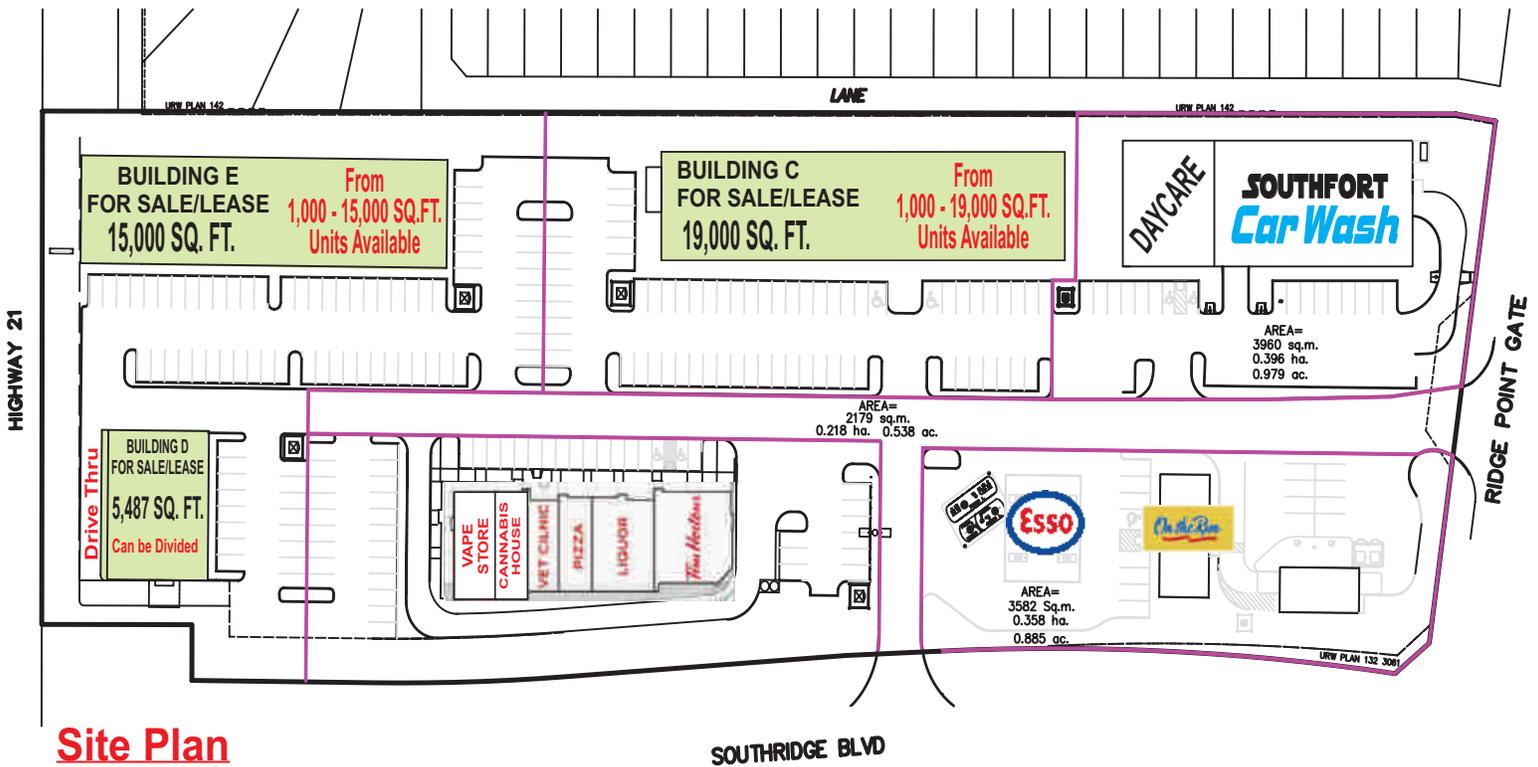
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Site Plan

Available (Upcoming Development)

Fort Saskatchewan

Is a thriving city, located 25 kilometers north east of Edmonton, at the gateway to Canada's largest hydrocarbon processing region. As one of Alberta's fastest growing cities, Fort Saskatchewan is home to a young, emerging affluent, family demographic.

Alberta's Industrial Heartland is home to:

- 45+ companies
- 15 world-scale facilities
- Over \$30 billion in capital invested to date
- \$11.5 billion in investment announced
- Fort Saskatchewan Population: 24,569 (2016)
- Projected Population: 30,000 (2021)
- Growth Rate: 5% average (2005 - 2015)

HIGH INCOME LEVELS:

- Average household with incomes of over \$120,000 (2016)

YOUNG FAMILY DEMOGRAPHIC:

- 32% of the population are millennials (16-36 years)

RECENTLY COMPLETED RING ROAD:

- Last phase of the \$4 billion ring road has dramatically improved access to the City

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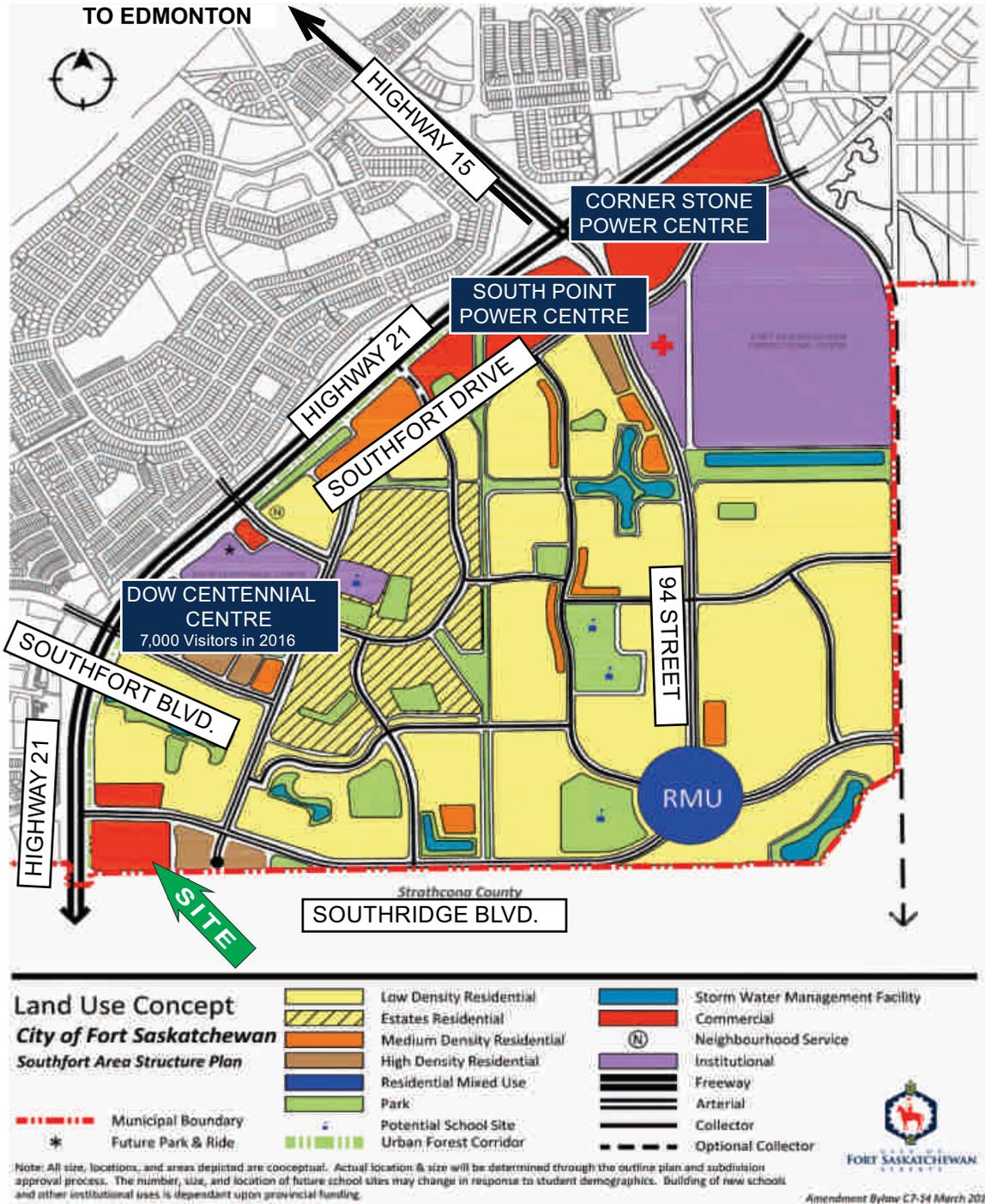
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