

For Lease
Riverpointe Plaza
Freestanding Retail



9900 - 93 Street

Fort Saskatchewan, Alberta

Property Features

- Freestanding retail building available
- Building has been upgraded with additional windows on three sides
- Located on a fully lit corner intersection on a main thoroughfare
- Key location in a multi-tenant retail plaza adjacent to residential areas
- Prominent signage position as anchor tenant at market rates

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For Lease

Freestanding Retail at Busy Intersection



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Lease Information:

SIZE	2,603 sq.ft.
LEGAL DESCRIPTION	Plan 9323415, Lot 5
ZONING	C1 zoning (Neighbourhood retail and service district)
AVAILABLE	Immediately
NET LEASE RATE	\$20.00/sq.ft./annum
OPERATING COSTS	\$8.00/sq.ft./annum (2017 estimate) Includes property taxes, building insurance, common area maintenance and management fees
OTHER TENANTS INCLUDE:	Dentist Liquor Store Specialty dog supplies Specialty arts Salon/spa Pizza delivery



2012 Demographics Summary	Within 1 mile	Within 3 miles
Total Population	9,359	20,485
Households	3,818	7,986
Median Age	38.40	36.70
Average Household Income	120,745	125,289

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