

FOR LEASE

SOUTHFORT PROFESSIONAL CENTRE

NAI Commercial



10010 - 88 AVENUE | FORT SASKATCHEWAN, AB | MAIN FLOOR RETAIL

PROPERTY HIGHLIGHTS

- **Prime Main-Floor Retail Space** 1,331 sq.ft. of highly visible retail space with excellent street frontage in a modern 2006-built, two-storey professional centre.
- **Highway 15 Exposure** Outstanding traffic exposure along Highway 15 in Fort Saskatchewan, with dedicated freestanding pylon signage and façade signage opportunities.
- **On-Site Parking** 35 shared parking stalls plus easy access and loading at the rear of the building.
- **Strong Tenant Synergies** Located in a fully leased building anchored by a large second-floor dental office (4,391 sq.ft.) and chiropractic clinic, driving consistent daytime customer traffic.

DANIEL A. AMERO

Senior Associate
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14,561
DAYTIME POPULATION



2.5%
ANNUAL GROWTH
2023-2033



8,278
EMPLOYEES



\$453M
CONSUMER SPENDING



5,595
HOUSEHOLDS



\$117,389
AVERAGE HOUSEHOLD
INCOME

2025 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



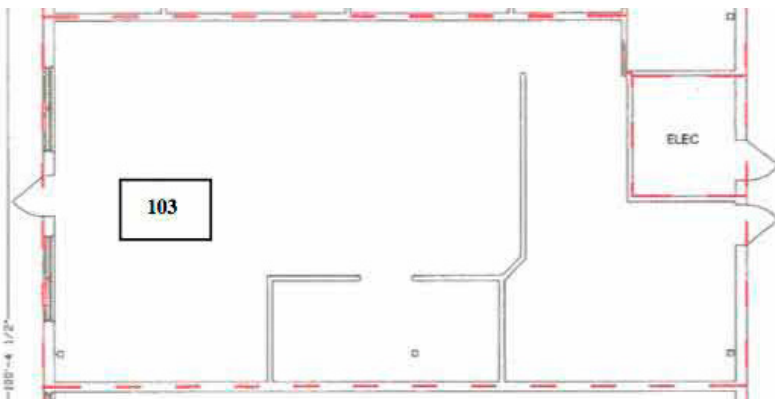
780 436 7410



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ADDITIONAL INFORMATION

AREA AVAILABLE	1,331 sq.ft.±
LEGAL DESCRIPTION	Plan 9320759, Block 3, Lot 7
ZONING	C2 (Commercial Retail and Service)
AVAILABLE	Immediately
CEILING HEIGHT	9'
HEATING	HVAC
POWER	TBC
PARKING	35 stalls
LEASE TERM	5-10 years
NET LEASE RATE	\$30.00/sq.ft./annum
OPERATING COSTS	\$16.63/sq.ft./annum (2026 estimate) includes property tax, building insurance, common area maintenance and management fees. Utilities not included.



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

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