



FOR LEASE

Upcoming Class A Retail Development in Fort Saskatchewan

GALAXY PLAZA FORT SASKATCHEWAN

202 Greenfield Link, Fort Saskatchewan, AB

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FOR LEASE 10,173 SF of Modern Commercial Construction

Sable Realty is proud to present Galaxy Plaza – Fort Saskatchewan, an exceptional new Class A retail development by Golden Galaxy Developments, strategically located at 202 Greenfield Link in Fort Saskatchewan. This high-exposure project will deliver approximately 10,173 SF of modern commercial space designed to accommodate a diverse mix of retail, service, professional, and food-oriented users. The development is thoughtfully planned to serve both established neighbourhoods and expanding residential communities, offering flexible unit configurations suitable for a wide range of uses.

Situated on a ±0.50-acre site with strong frontage and visibility, Galaxy Plaza benefits from consistent local and commuter traffic and convenient access to key arterial roadways connecting Fort Saskatchewan to the greater Edmonton region. As the community continues to experience sustained population growth and increasing demand for everyday retail and essential services, Galaxy Plaza represents an excellent opportunity for tenants and businesses to establish a long-term presence within one of the Capital Region's fastest growing and most dynamic trade areas.

PROPERTY DETAILS

Property Name	Galaxy Plaza – Fort Saskatchewan
Municipal Address	202 Greenfield Link, Fort Saskatchewan, AB
Legal Description	Plan 2521368, Block 10, Lot 100A
Site Size	±0.50 acres
Building Area	±10,173 SF
Utilities	Separately Metered
Basic Rent	\$40 PSF
Additional Rent	\$12 PSF (2027 Estimate)
Possession	Fall 2027 (est.)
Zoning	DC(A)-22 Direct Control



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SABLE REALTY |  **GOLDEN GALAXY**
DEVELOPMENTS



DEMOGRAPHICS WITHIN 5KM

31,000
POPULATION

34,500
DAYTIME
POPULATION

\$116,000
AVERAGE
HOUSEHOLD
INCOME

37 years
MEDIAN AGE

9%
POPULATION
GROWTH

25,000+
VEHICLES
PER DAY

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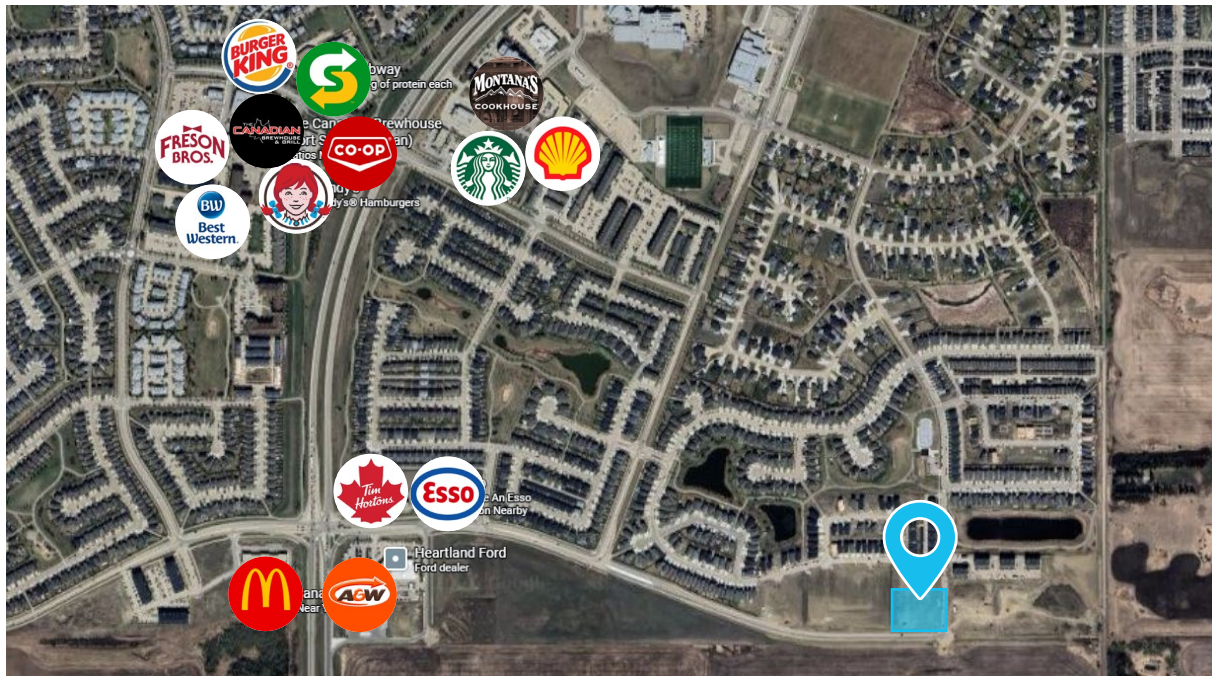
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GOLDEN GALAXY
DEVELOPMENTS



GREENFIELD LINK / SURROUNDING AREA

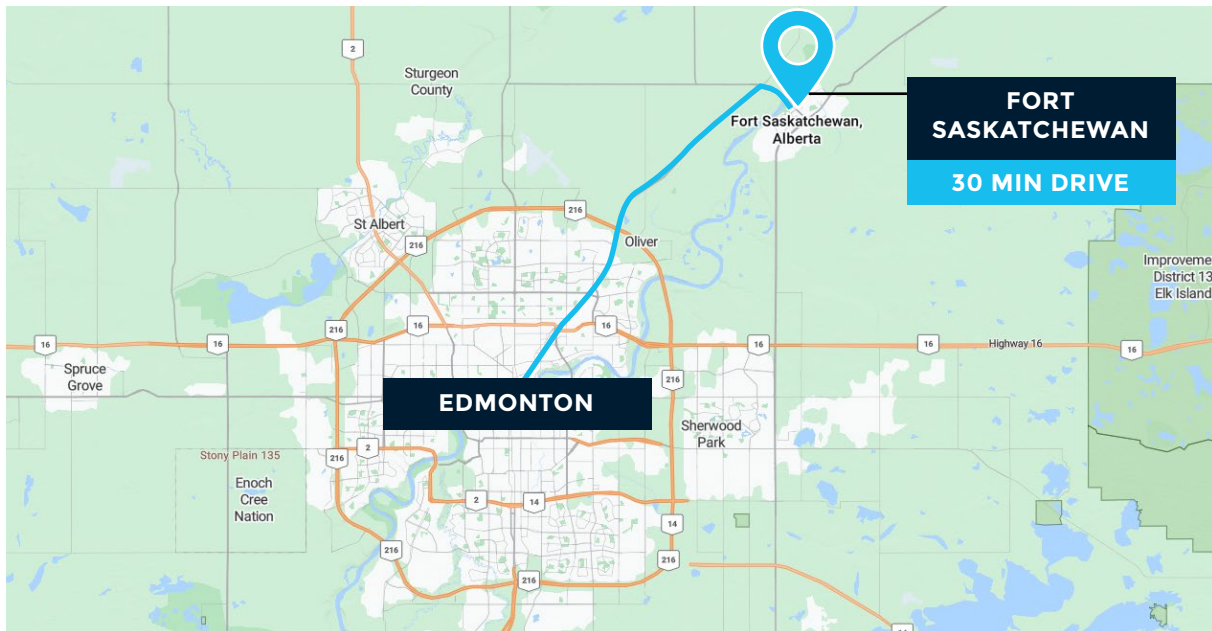
Strategically located within Fort Saskatchewan with convenient access to regional roadways

Direct connectivity to Highway 21, providing access to Edmonton, Sherwood Park, and the Capital Region

High daily traffic volumes from local residents and regional commuters

Proximity to established residential neighbourhoods and major employment areas

Strong long-term potential for retail and service-oriented development



ABOUT FORT SASKATCHEWAN

One of Alberta's fastest-growing and most stable regional communities

Population of approximately 30,000+ with above-average household incomes

Family-oriented neighbourhoods supported by schools, parks, and community amenities

Ongoing residential growth supporting future demand for retail, dining, and service uses

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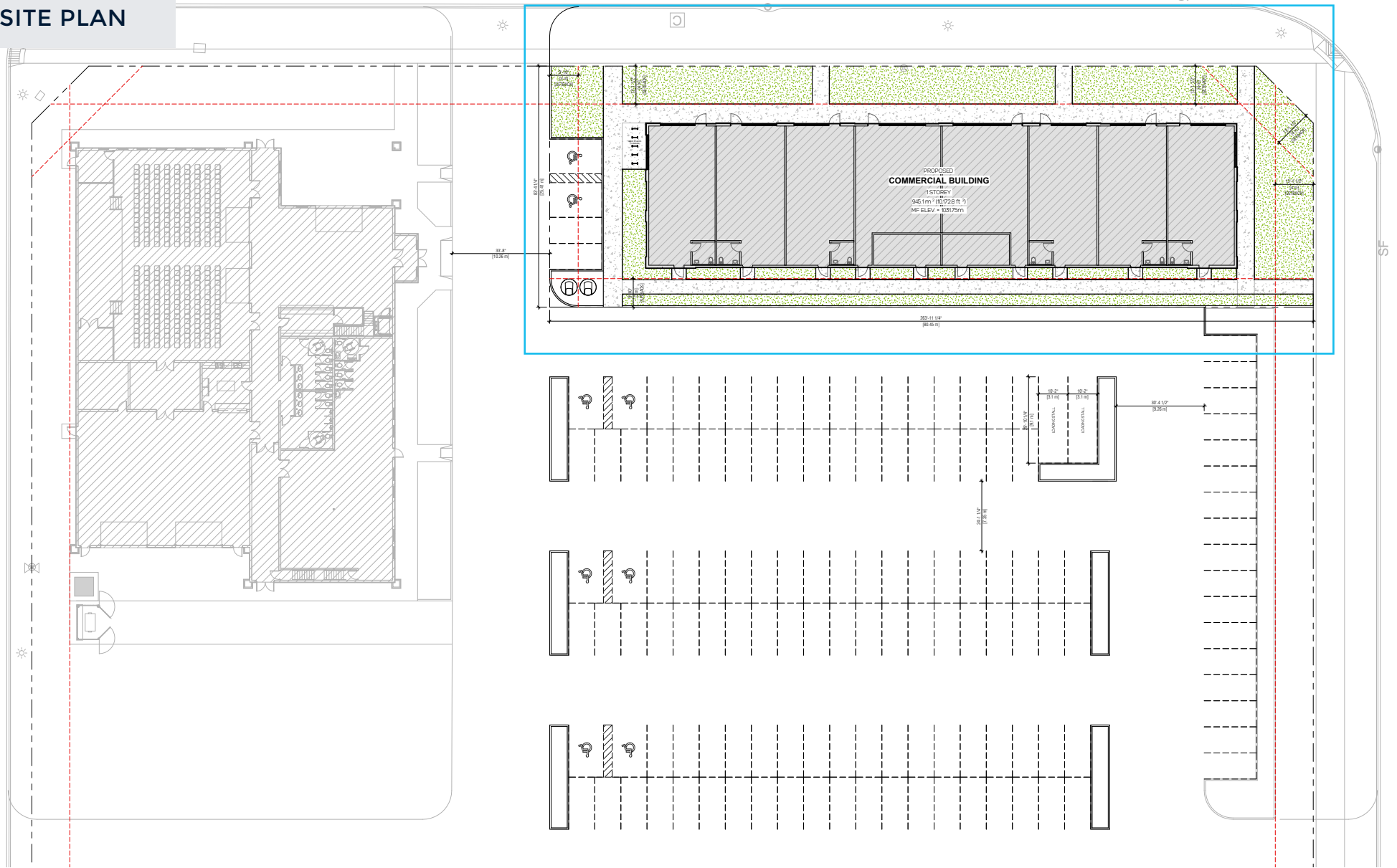
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SITE PLAN



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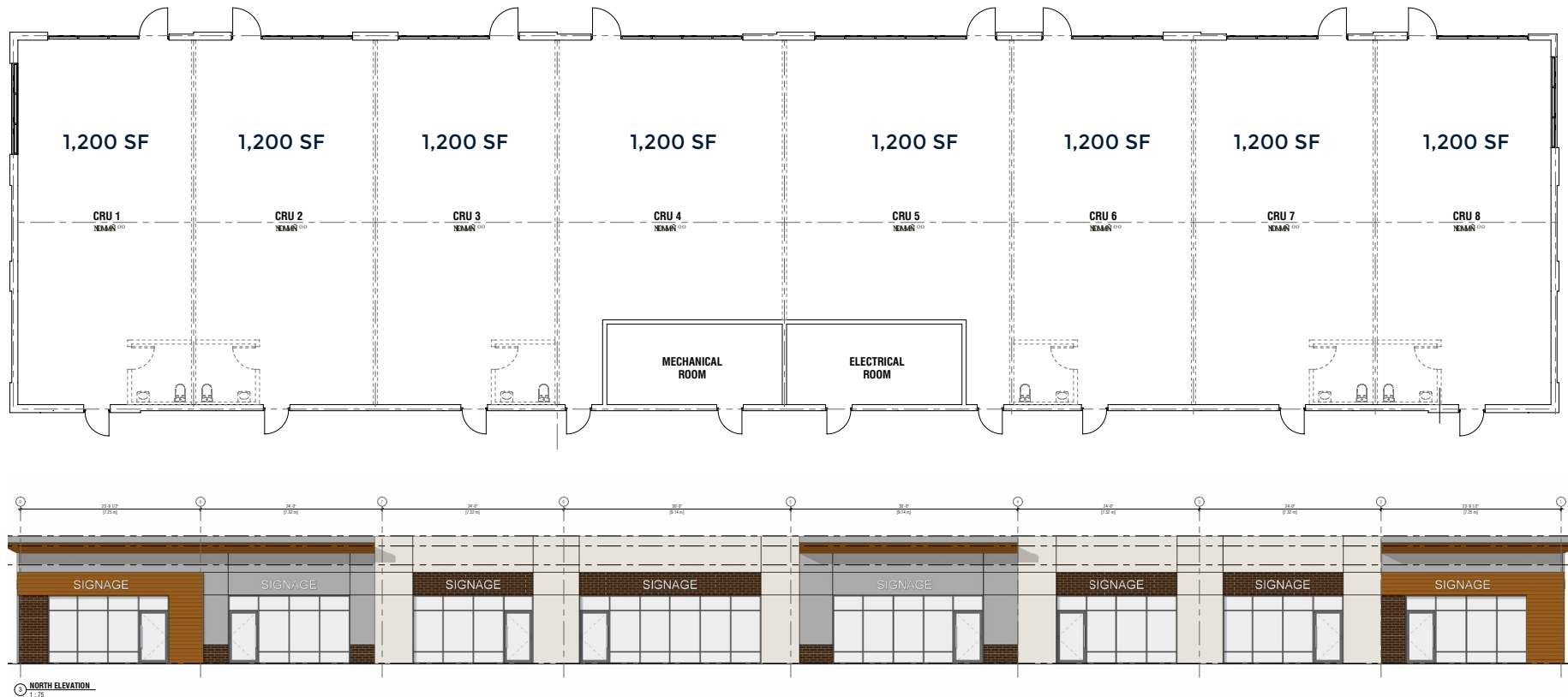
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GOLDEN GALAXY
DEVELOPMENTS

FLOOR PLAN



Zoning: General Commercial District (C-2)

Permitted Uses

- | | |
|-----------------------------------|--|
| Business Support Services | Personal Service |
| Child Care Facility | Place of Worship |
| Eating and Drinking Establishment | Professional Service |
| Government Service | Professional, Financial, and Other Service |
| Health Service | Retail Store (Convenience) |
| Multi-attached Housing | Service Station (Limited) |

Discretionary Uses

- | |
|------------------------------|
| Community Service Facility |
| Custom Manufacturing |
| Funeral Home |
| Pet Care Service |
| Recreation Facility (Indoor) |
| Show Home |
| Veterinary Clinic |

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GET MORE INFORMATION

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ABOUT SABLE REALTY

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