



Multi-Tenanted Industrial Investment

TWO SEPARATELY TITLED PARCELS
TOTALLING 3.95 ACRES

11402 - 89 AVENUE & 8906 - 114 STREET, FORT SASKATCHEWAN AB

FOR SALE



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



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NAIEDMONTON.COM

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NAICommercial

The Opportunity

The Subject Property represents a stable, income-producing asset operating on carefree NNN leases secured by various tenants. It is comprised of 2 separately titled parcels totaling 3.95 acres with 22,651.50 square feet of leasable building area. Located off a busy Highway 15, this property has easy access to all major transportation routes that service Western Canada as well as global markets.

Investment Highlights

- Located along high traffic Veterans Way (Hwy 15) with great visibility and easy access within Fort Saskatchewan industrial area
- Strong Tenants on net leases with current income of \$397,600 (7.36% Cap Rate)
- 94.7% occupied with an additional 1,200 Sq.Ft. office/storage garage remaining. Could be utilized by new owner or potential to lease out for additional income
- Fully fenced and partially paved yard
- Recent upgrades to exterior façade and interior tenant improvements



Additional Information

TOTAL SITE SIZE	8906 - 114 Street: 1.41 acres 11402 - 89 Ave: 2.54 acres Total: 3.95 acres
LEASABLE AREA	8906 - 114 Street: 4,800 sq.ft.± 11402 - 89 Ave: 17,851.5 sq.ft.± Total: 22,651.5 sq.ft.±
PERCENTAGE OCCUPIED	94.7% Leased
LEGAL DESCRIPTION	Lot 1 & 2, Plan 8120318
ZONING	IL (Light Industrial District)
YEAR BUILT	1976
PROPERTY TAXES (2024 estimate)	11402: \$37,145.12 8906: \$15,904.36
NOI	\$397,600
CAP RATE	7.36%
ASKING PRICE	\$5,400,000



Site Plan



8906 114 Street:

- Prairie EMS Inc.
- 3,600SF Bldg
- 0.38 acre yard
- SBA Canada ULC
- 1,950SF Yard
- Vacant
- 1,200SF office & storage

11402 89 Avenue:

- Integra Tire
- 6,640SF Bldg
- 0.34 acre
- Legacy Group of Companies
- 9,699SF Main Floor
- 1,512SF Developed Mezz
- 2.25 acre yard

TENANTS	BUILDING (SF)	YARD (AC)	LEASE TERM	RENEWAL OPTIONS
Bar T Tire Ltd dba Integra Tire	6,640.50	0.34	Jan 1, 2023 - Dec 31, 2028	3x5
Prairie EMS Inc.	3,600.00	0.38	Sept 1, 2022 - Sept 30, 2026	1x5
Legacy Group of Companies dba Bus Hub	11,211.00	2.25	Aug 1, 2021 - Jul 31, 2026	2x5
SBA Canada ULC - Yard	-	1,950	Jun 1, 2022 - May 31, 2027	1x5
Vacant	1,200.00	N/A	N/A	N/A
Total	22,651.50			

Tenant Summary



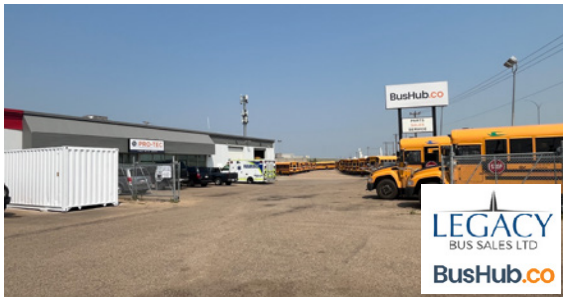
INTEGRA TIRE

Integra Tire is a renowned tire and automotive service provider with over 100 locations throughout Western Canada. They offer an extensive range of services to cater to customers' automotive needs. These services encompass tire sales and installation for various vehicle types, tire repairs and maintenance, wheel alignments, brake services, oil changes, vehicle inspections, and general automotive repairs.



SBA CANADA ULC

SBAC SITE (SBA Communications Corporation) is a prominent provider of wireless communications infrastructure. With a strong presence in North America and select international markets, they offer a comprehensive range of services to support wireless network deployment and connectivity. Their services include tower development, site leasing, colocation, and network services. They specialize in the construction, leasing, and management of wireless communication towers, providing leasing opportunities and colocation services to multiple carriers.



LEGACY GROUP OF COMPANIES dba BUS HUB

Bus Hub is a Saskatchewan based company in business since 2015 and expanded to their Fort Saskatchewan location in July 2022. They are a Blue Bird and Micro Bird official dealer, as well as being an authorized Cummins Diesel Service Centre; providing bus sales and service to all aspects of the transportation industry.



PRAIRIE EMERGENCY MEDICAL SYSTEMS INC.

Now a subsidiary of Medavie Health Services, a National primary health care solutions organization and the largest private provider of Emergency Medical Services (EMS) management services in Canada, Prairie EMS was originally founded in 1991. Since that time, the operation has evolved to the point that all services now provide Advanced Life Support (ALS) or can offer Advanced Life Support backup from another ambulance service. We also provide inter-facility transfers in our service areas, as well as non-ambulance transport services in St. Paul. Medavie Health Services West operates in Fort Saskatchewan and seven other communities within central and northeast Alberta.



- Dow Chemical
- Nutrien
- Sherritt
- Chemtrade West LP
- Praxair

SUBJECT SITE

Market Square

Fort Station Mall

Station Square

ELKS PARK

Herc Rentals

United Rentals

Deerland Equipment

United Safety

FORT SASKATCHEWAN GOLF & CURLING CLUB

TSI Thermal Spray Industries Ltd

Scafom-Rux

JUBILEE PARK

Riverpointe Plaza

Sherritt Technologies

Westview Plaza

SOUTHPOINTE
 • Kal Tire
 • The Home Depot

CORNERSTONE

LOCATION OVERVIEW

Fort Saskatchewan, located in Alberta, Canada, is a thriving community along the North Saskatchewan River. With a population of around 27,000, the city blends its rich history as a trading post with a diverse economy encompassing industries like petrochemicals, manufacturing, and agriculture. Residents and visitors can enjoy an array of outdoor activities with extensive trails and parks, while education is supported by various schools and the Northern Alberta Institute of Technology.

With steady growth, Fort Saskatchewan prioritizes maintaining a high quality of life through investments in public services and community programs, making it an inviting and dynamic place to call home.

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