



FOR SALE

1,561 SF Turnkey Fully Fixtured Retail Condo in Fort Station

**#309- 10451 99 AVE
FORT SASKATCHEWAN**

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For Sale: 1,561 SF Retail Condo

#309, 10451 99 Avenue presents 1,561 SF of fully fixtured retail condo space within Fort Station, a prominent mixed-use development fronting 99 Avenue in downtown Fort Saskatchewan. Currently improved as a salon and barbershop, the unit is turnkey for immediate occupancy — with C5 zoning offering one of the broadest permitted use lists in the city, making it a strong fit for personal services, retail, medical, professional office, food service, and more.

Strong street exposure on Fort Saskatchewan's primary commercial corridor, ample surface parking, and immediate possession make this an exceptionally low-friction entry point. Add in the long-term equity of ownership over leasing, a regional catchment of approximately 75,000 people, and the sustained economic pull of Alberta's Industrial Heartland — and this unit checks a lot of boxes.

PROPERTY DETAILS

Municipal Address	#309- 10451 99 Ave Fort Saskatchewan
Legal Description	Plan: 1524851 Unit: 4
Zoning	Fort Mall Redevelopment District
Vacant Unit Size	1561 sqft
Sale Price	\$529,000 (\$338 PSF)
Condo Fees	\$473.19 Per Month (water, sewer, gas, property management, disposal included)
Taxes	\$5,767.38 Per Year (2025)



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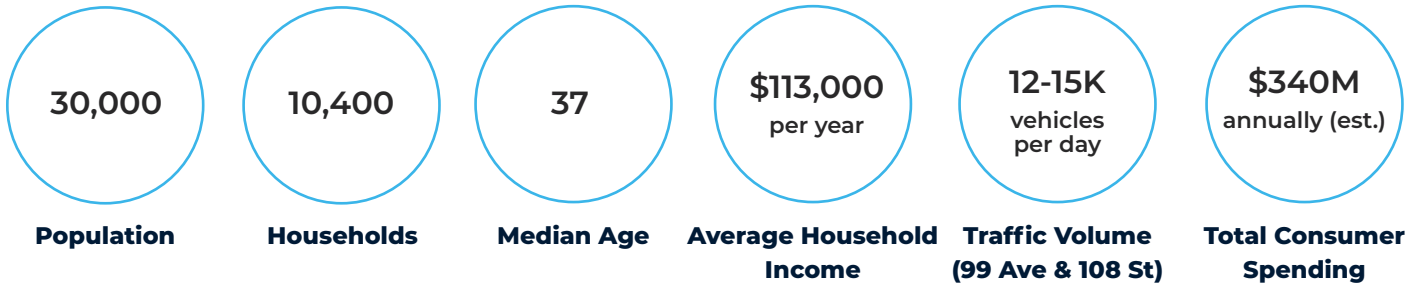
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DEMOGRAPHICS (3KM RADIUS)



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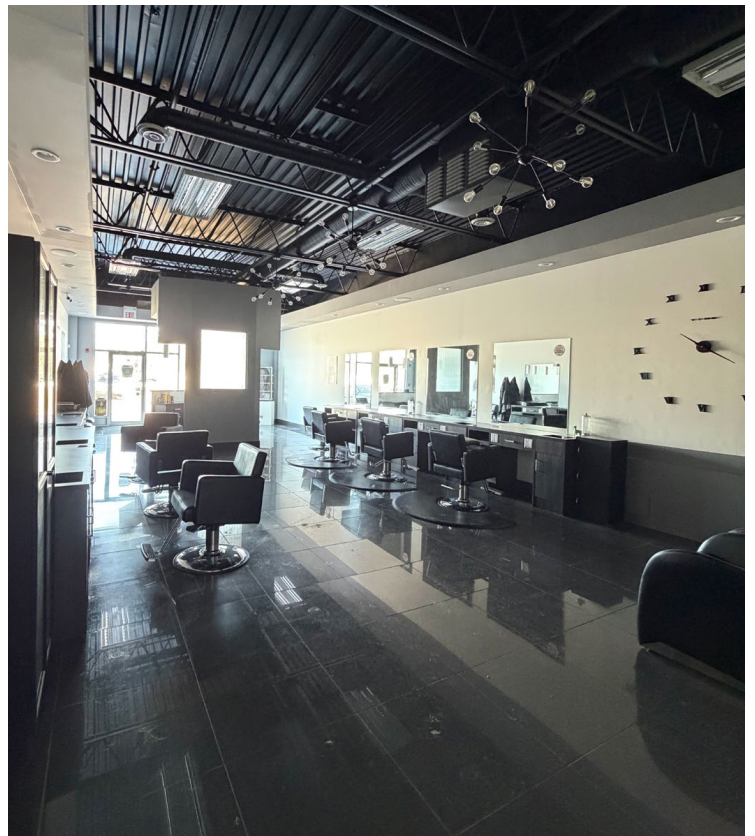
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