



11402 89 Avenue & 8906 114 Street
Fort Saskatchewan, AB

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Salient Details

Civic Address

11402 89 Avenue &
8906 114 Street
Fort Saskatchewan, AB

LINC

0010 136 612
0011 930 857

Legal Description

Lot 1 & 2 Plan 8120318

Zoning

Light Industrial District (IL)

Year Built

1976

Total Site Size

8906 114 St	1.41 Acres
11402 89 Ave	2.54 Acres
Total	3.95 Acres

Leasable Area

8906 114 St	4,800 SF
11402 89 Ave	17,851.5 SF
Total	22,651.5 SF

Percentage Occupied

94.7% Leased

NOI

\$364,000

Cap Rate

6.5%

Asking Price

\$5,600,000

11402 89 Avenue & 8906 114 Street

Fort Saskatchewan, AB



Opportunity

NAI Commercial is pleased to present an opportunity to acquire 22,651.5 SF multi-tenanted industrial investment property located at 11402 89 Avenue and 8906 114 Street, Fort Saskatchewan, AB (“the Subject Property”). The Subject Property represents a stable, income-producing asset operating on carefree NNN leases secured by various tenants.

The Property

The subject property 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. There is also an opportunity for increased income through leasing the vacant land or the potential development of a new building.

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.

Investment Highlights

- ▶ Located on Veterans Way (Hwy 15)
- ▶ Fully Fenced Yard
- ▶ Tenants on Net Leases
- ▶ Below Market Rents
- ▶ Owner User Opportunity

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.

Tenants	Building(SF)	Yard(SF)	Lease Term	Renewal Options
Bar T Tire Ltd dba Integra Tire	6,640.50	15,000.00	Jan 1, 2023 - Dec 31, 2028	3x5
Prairie EMS Inc.	3,600.00	16,550.00	Sept 1, 2022 - Mar 31, 2024	1x5
Legacy Group of Companies dba Bus Hub	11,211.00	66,211.00	Aug 1, 2021 - Jul 31, 2026	2x5
SBA Canada ULC - Yard	-	1,950.00	Jun 1, 2022 - May 31, 2027	3x5
Vacant	1,200.00	17,200.00	Aug 1, 2021 - Jul 31, 2026	2x5
Total	22,651.50			

Site Plan



8906 114 Street:

- Prairie EMS Inc.
- 3,600SF Bldg
- 16,550SF Yard (Total site 20,150)
- SBA Canada ULC
- 1,950SF Yard
- Vacant
- 17,200SF Yard or Future Development
- Vacant
- 1,200SF office & storage

11402 89 Avenue:

- Integra Tire
- 6,640SF Bldg
- 15,000SF Yard
- Legacy Group of Companies
- 9,699SF Main Floor
- 1,512SF Developed Mezz
- 1.52 Acres

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**ALBERTA LAND SURVEYOR'S
REAL PROPERTY REPORT**

LEGEND:

ALBERTA SURVEY	ALB	HIC	HC
CONTROL MARKER	CM	IRON POST	I
ACCUSED ROAD	AR	IRON BAIL	IB
SECURITY	AS	LEAD TIE	LT
ASSURED	ASD	METAL/PLASTIC BAIL	M
ATYCHED	AT	PIPE	PI
BAY WINDOW	BW	METRE	M
BUILDING	B	MONUMENT	MO
CONCRETE	CONC	OVERHANG	OH
DOCUMENT	DOC	PROPERTY LINE	PL
FENCE	F	RAIL	R
FENCE LINE	FL	RAIL	RA
FOUNDATION	FO	RIGHT OF WAY	ROW
		TYPICAL	TY

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CLIENT: 344771 ALBERTA LTD.
ADDRESS: 8902 & 8906- 114th STREET, FORT SASKATCHEWAN
LOT: 1 & 2 BLOCK: PLAN: 812 0318
CALC. BY: EDG DRAWN BY: EDG CHECKED BY: ALS
PAGE 2 OF 2 DATE: JUNE 26, 2023 JOB NO: 23X0277

NAICommercial





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

SUBJECT SITE

Market Square

Fort Station Mall

Station Square

ELKS PARK

Herc Rentals

HWY 15

United Rentals

112 ST

Deerland Equipment

United Safety

FORT SASKATCHEWAN GOLF & CURLING CLUB

TSI Thermal Spray Industries Ltd

Scafoam-Rux

JUBILEE PARK

Sherritt Technologies

Riverpointe Plaza

HWY 15

Westview Plaza

SOUTHPOINTE

- Kal Tire
- The Home Depot

CORNERSTONE

- Canadian Tire

HWY 21

EDMONTON (39 KM)



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