

FOR LEASE



DRIVE THRU UNIT

104-119 Town Crest Road, Fort Saskatchewan, AB

Property Highlights

This **drive-thru** unit is the last available space for lease in the busy Town Crest Plaza. The unit is approximately 2,000 square feet and is anchored by a mix of food and professional service tenants. Features include a double glass door, large windows, and ample parking.

Conveniently located within walking distance to a transit center, several hotels, a high school, the Dow Centre, and various sports facilities and fields, this unit offers excellent exposure and accessibility.

Ideal tenants include:

A coffee and beverage shop, Drive Thru QSR, Restaurant, General Medical Practice, Physio therapist, Chiropractor, Massage, Insurance and Financial Planner, optometrist, Yoga Studio, Gym, Tutoring Centre or any other business that would fit well with existing Tenant mix.

Municipal Address	104-119 Town Crest Road, Fort Saskatchewan AB
Size	± 2,000 SF
Zoning	C3
Base Rent	\$32.00 PSF to start
Common Area Costs	\$8.00 PSF (excludes property taxes)
Tenant Inducements	Negotiable
Lease term	5-10 years
Possession	Immediate

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RAVI THAKUR, MBA, ACP, Vice President | Retail Sales & Leasing, New Developments

(780) 994 1646

✉ ravi.thakur@commercialyeg.ca

Demographics:

Located just off Town Crest Road in Fort Saskatchewan, 104-119 Town Crest Road sits in a growing, family-friendly neighborhood. Surrounded by established residential developments, schools, and parks, the area offers consistent local traffic and strong community presence.

Easily accessible from major routes like Highway 21 and Southfort Drive, this location combines visibility with convenience—ideal for attracting both foot and drive-by traffic.



HOUSING

Owner: 78.2%
Renter: 21.8%



INCOME

Individual: \$55.7k
Family: \$127.0k



COMMUTE

86.9%
By Car



POPULATION

5,140
Ermineskin Area



CONTACT:

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201, 5607 - 199 Street, Edmonton, AB T6M 0M8 | commercialyeg.ca

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