

# FOR SUBLEASE



## FORT SASKATCHEWAN LAND

11405 85 Avenue, Fort Saskatchewan, AB



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Associate

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# THE OPPORTUNITY

- Rare opportunity to lease fenced and compacted land in Fort Saskatchewan.
- 2.02 Acres ready for immediate occupancy.
- Sublease runs until May 31, 2029.
- Close proximity to DOW Chemical plant
- Fencing between building and excess land to be installed upon successful sublease.

## PROPERTY DETAILS

### MUNICIPAL ADDRESS

11405 - 85 Avenue,  
Fort Saskatchewan, AB

### LEGAL DESCRIPTION

Plan 8020165, Block 8, Lot 2

### ZONING

IL - Light Industrial

### LOT AREA

2.02 Acres

### SUBLEASE RATE

\$7,000 / month (Gross)



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