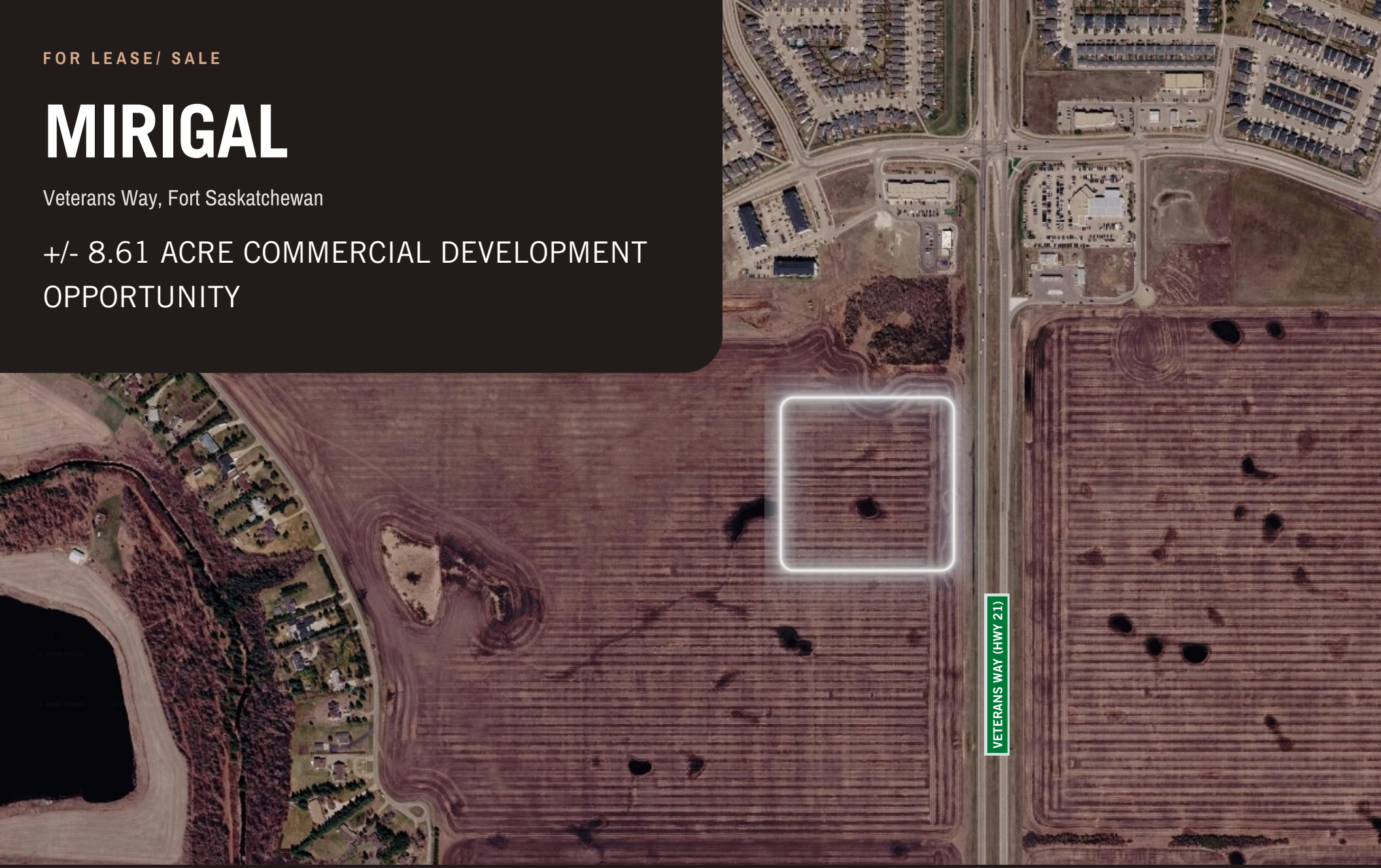
FOR LEASE/ SALE

MIRIGAL

Veterans Way, Fort Saskatchewan

+/- 8.61 ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY



LANDREX
#206 Summit Centre
200 Boudreau Road
St. Albert, AB T8N 6B9
landrex.com

Landrex Inc. is independently owned and operated. The information contained herein has been obtained from sources deemed reliable; however, it is not guaranteed and is provided without warranty or representation of any kind, whether express or implied. This information is subject to errors, omissions, prior sale or lease, price changes, rental adjustments, market fluctuations, withdrawal without notice, and any specific terms or conditions imposed by the property owner(s).

Solmaz Chiarello
780-265-4440
solmaz@landrex.com

Kyle Watkins
780-906-1401
kyle@landrex.com

THE OPPORTUNITY

ABOUT MIRIGAL

Mirigal offers ±8.61 acres of highway commercial land along Veterans Way (Highway 21) in Fort Saskatchewan. Planned access includes a fully signalized intersection with all-directional access, complemented by right-in / right-out access points.

Flexible site configurations can be tailored to tenant requirements, with opportunities for grocery, pharmacy, daycare, retail and service uses.

Positioned near a pre-sold residential neighbourhood with 163 lots and planned multifamily development, Mirigal offers an opportunity to serve the surrounding community and its future growth.



PROPERTY DETAILS

COMMERCIAL SITE	+/- 8.61 Acres
LOCATION	Veterans Way (Highway 21), Fort Saskatchewan
OFFERING	For lease / sale
PLANNED ACCESS	All-directional & signalized; right-in / right-out
CONFIGURATION	Flexible layouts tailored to tenant requirements
POTENTIAL USES	Grocery, pharmacy, daycare, retail and commercial services
BROADER DEVELOPMENT	160 acres
RESIDENTIAL GROWTH	New residential neighbourhood — 163 pre-sold lots plus planned multifamily development
SERVICING + CONSTRUCTION	Contact Landrex for current development timelines

CONCEPTUAL SITE PLAN



BUILDING AREAS

B1	33,000 SF	B3	15,600 SF	B5	5,832 SF	B6	4,800 SF	B7	6,000 SF
B2	10,000 SF	B4	10,800 SF	GS	2,975 SF	B7	10,200 SF	B8	9,600 SF

ACCESS HIGHLIGHTS

1. SIGNALIZED RIGHT-IN / RIGHT-OUT
2. ALL-DIRECTIONAL ACCESS

LEGEND

- Available
- Pending
- Sold
- P Pylon Sign



MIRIGAL

NEIGHBOURHOOD STRUCTURE PLAN

DATE:September 2026

FIGURE 5 | LAND USE CONCEPT

Legend

20 — Pocket Size at Bylaw Front Setback

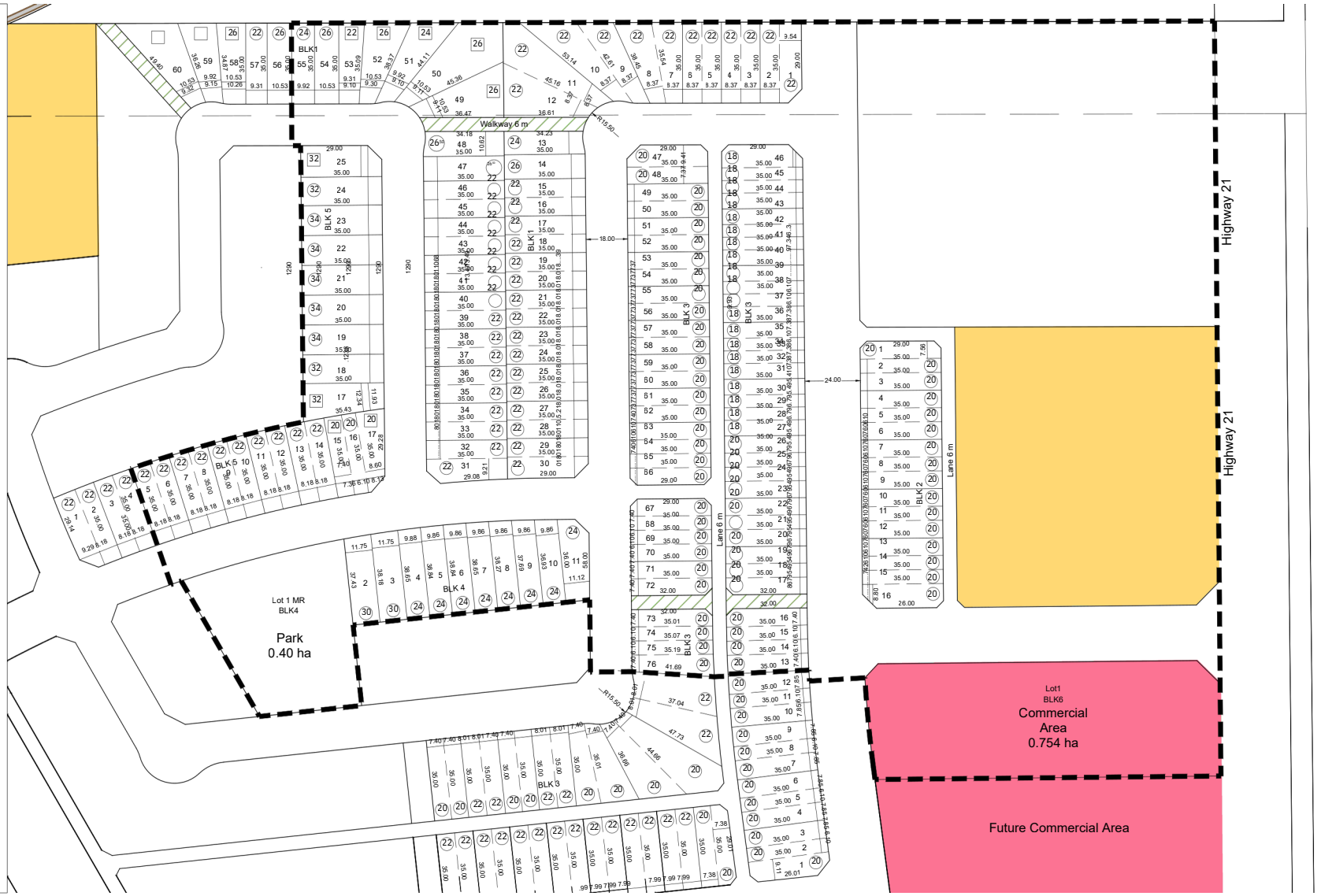
20 — Pocket Size at Custom 9 m Front Setback

Lot Count	
Type & Pocket	**# of Lots**
22' Single Detached	1
24' Single Detached	11
26' Single Detached	5
26.5' Single Detached	2
30' Single Detached	2
32' Single Detached	4
34' Single Detached	5
18' Townhouse	20
20' Townhouse	45
20' Semi-Detached	18
22' Semi-Detached	54
Total	***167***

Frontage Calculation	
Lot Frontage Type	**Length (m)**
Frontage Front Access	789.85
Frontage Rear Access	549.08
Total	1338.93
Road Length Type	
18 m Local Road	713.09
24 m Collector Road**	521.47
6 m Alley*	210.57
Total	923.66
Frontage Ratio	1.45
* Alley is calculated at half it's length	
** Collector is not included in total or Ratio	

Stage Areas	
Specific Area	**Area (ha)**
Stage Total	12.23
MR	2.44
Walkways	0.086

This plan is conceptual and is subject to change.
Lot depths and frontages are in meters. Any lotting information will be subject to change due to Fort Saskatchewan updating their zoning bylaws in September



ARCADIS PROFESSIONAL SERVICES(CANADA) INC
arcadis.com
300 – 10120 103 Avenue
Edmonton AB T5J 3R6 Canada
tel 780 428 4000

POINTE AUX PINS STAGE 1

Lotting Concept 8

Landrex

DATE:	January 8, 2026
DESIGNED BY:	GS
DRAWN BY:	GS
CHECKED BY:	CCB/LH
SCALE:	1:1500
JOB NUMBER:	30273933

REGIONAL TRADE AREA · 2024 STUDY

TRADE AREA + RETAIL SPENDING

54,660
REGIONAL TRADE AREA POPULATION

$1.493B
ANNUAL REGIONAL SPENDING POTENTIAL

FORT SASKATCHEWAN DEMOGRAPHICS

30,575
CITY POPULATION · 2025

11.0%
FIVE-YEAR POPULATION GROWTH TO 2025

$139,360
MEDIAN FAMILY INCOME · 2023

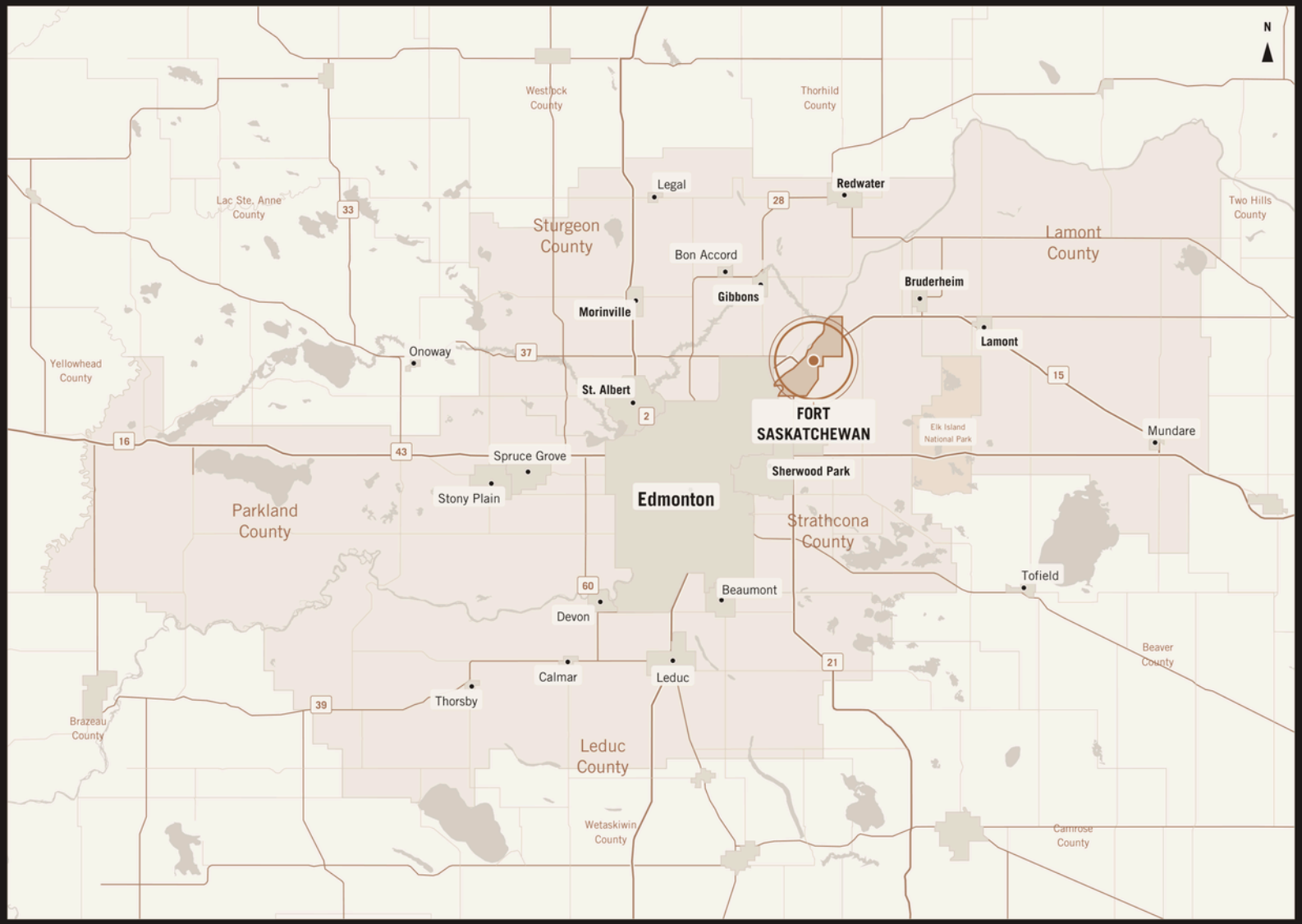
35.6
MEDIAN AGE · YEARS

TOP REGIONAL RETAIL SPENDING CATEGORIES

2024 annual estimates · $ millions

	CATEGORY	REGIONAL TRADE AREA	CITY TRADE AREA
1	Grocery & convenience	**265.5**	148.9
2	Auto / RV / motorsports dealerships	**248.9**	150.2
3	Appliances & electronics	**139.5**	78.3
4	Home improvement & gardening	**92.8**	51.5

SURROUNDING AREAS



REGIONAL CONNECTIONS

Road distances

From Fort Saskatchewan

Approximate city-to-city estimates

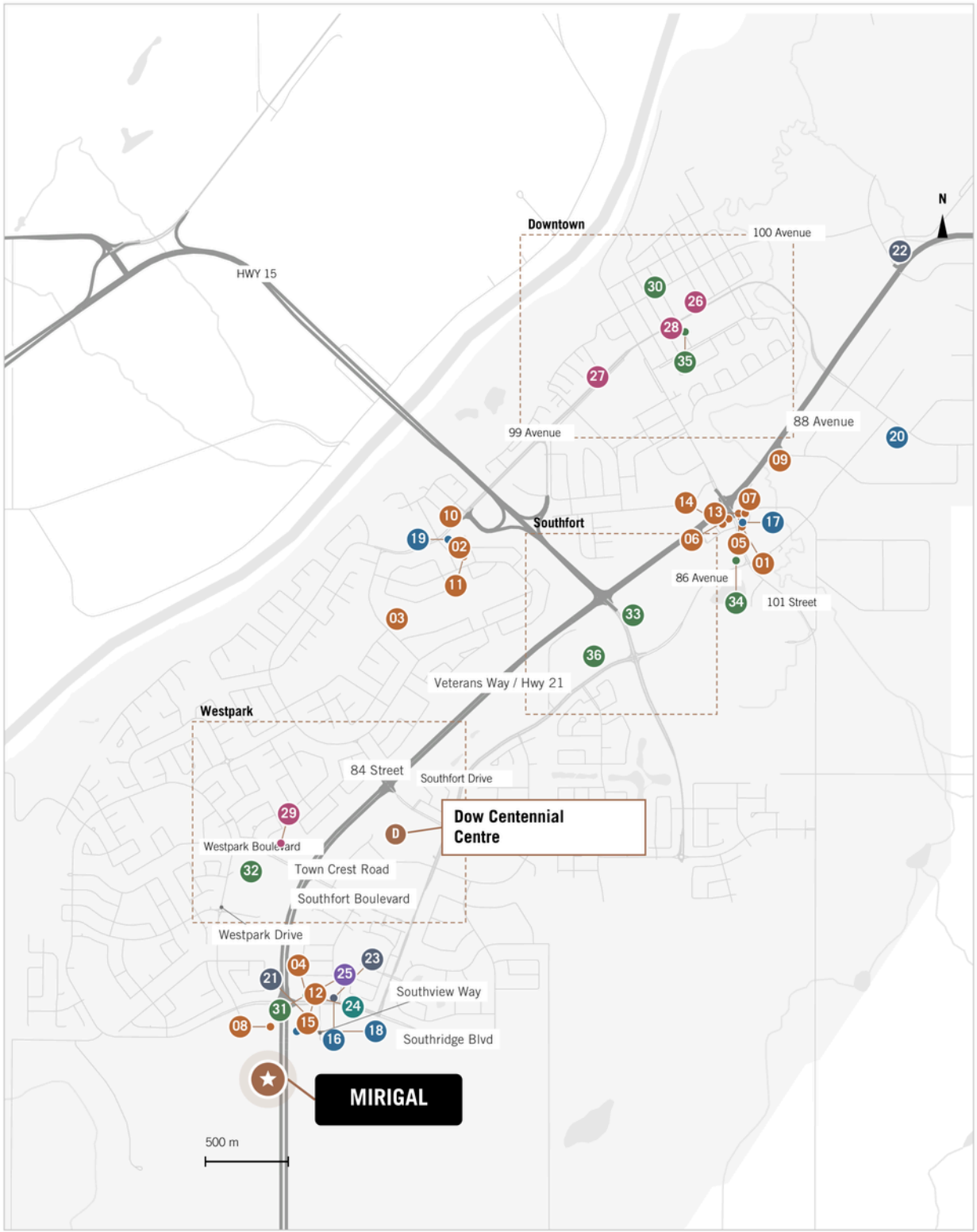
COMMUNITY	DISTANCE
Gibbons	23 km
Bruderheim	25 km
Sherwood Park	27 km
Lamont	32 km
Edmonton	31 km
St. Albert	35 km
Redwater	39 km
Morinville	41 km

Distances vary by route and exact starting points and destinations.

Source: Rome2Rio - road distances
Rounded to the nearest kilometre.

MAP KEY

- Fort Saskatchewan
- Municipal boundaries
- Highways
- Waterways



COMMERCIAL DIRECTORY

Nearby businesses

Match each number to the map.

FOOD & DINING

- 01 A&W
- 18 A&W - Southview Way
- 02 Buster's Pizza
- 03 Center Line Grill
- 04 Firehouse Subs
- 05 Humpty's
- 06 KFC / Taco Bell
- 07 McDonald's
- 08 McDonald's - 9401 Wilshire Blvd
- 09 Modo Mio
- 10 Panago Pizza
- 11 Rainbow Restaurant
- 12 Red Swan Pizza
- 13 Subway
- 14 Tim Hortons - Southfort
- 15 Tim Hortons - Southridge

FUEL & CONVENIENCE

- 16 Esso / On the Run
- 17 Fas Gas Plus
- 18 Petro-Canada - Southview Way
- 19 Shell
- 20 UFA Cardlock

AUTOMOTIVE

- 21 Heartland Ford
- 22 Integra Tire
- 23 Southfort Car Wash

RETAIL

- 24 Liquor House

PET SERVICES

- 25 Southfort Veterinary Clinic

VAPE & SMOKE SHOPS

- 26 AR Vapes & Smoke
- 27 Discount Vape & Smoke
- 28 Fort Vape Shop
- 29 River City Cigar Company
- 34 Vapesmart

CANNABIS STORES

- 30 Canna Cabana
- 31 Cannabis Discounter
- 32 Cannabis House
- 33 Plantlife Cannabis
- 34 THC Hub
- 35 Two Birds Cannabis
- 36 Value Buds Southpointe

REGIONAL ECONOMY

GROWTH IN FORT SASKATCHEWAN

INDUSTRIAL HEARTLAND

Fort Saskatchewan is part of Alberta's Industrial Heartland, Canada's largest hydrocarbon processing region. More than 40 companies have invested over $50 billion across the region.

40+

INDUSTRIAL COMPANIES IN THE HEARTLAND

MAJOR EMPLOYERS

Major regional employers include Dow, Nutrien, Shell Scotford and Sherritt International. Their operations span petrochemicals, refining, fertilizers and manufacturing, supporting an established industrial employment base.

7,000+

JOBS CREATED

DOW PATH2ZERO EXPANSION

Dow's Path2Zero expansion is a major industrial investment. Dow anticipates approximately 4,500–5,500 jobs at peak construction and 400–500 full-time jobs once operational.

$10.1B

CAD · ESTIMATED COST OF DOW'S PATH2ZERO PROJECT

GET IN TOUCH

For additional information on the Mirigal commercial opportunity, including site details, servicing timelines and available configurations, please contact our team.

SOLMAZ CHIARELLO

780-265-4440

solmaz@landrex.com

KYLE WATKINS

780-906-1401

kyle@landrex.com

LANDREX

#206 Summit Centre
200 Boudreau Road
St. Albert, AB T8N 6B9
landrex.com

Landrex Inc. is independently owned and operated. The information contained herein has been obtained from sources deemed reliable; however, it is not guaranteed and is provided without warranty or representation of any kind, whether express or implied. This information is subject to errors, omissions, prior sale or lease, price changes, rental adjustments, market fluctuations, withdrawal without notice, and any specific terms or conditions imposed by the property owner(s).