

COMMUNITY



FORT SASKATCHEWAN'S

LEADING **edge**



LOCATION | CONNECTIONS | GROWTH



CITY OF
FORT SASKATCHEWAN
ALBERTA

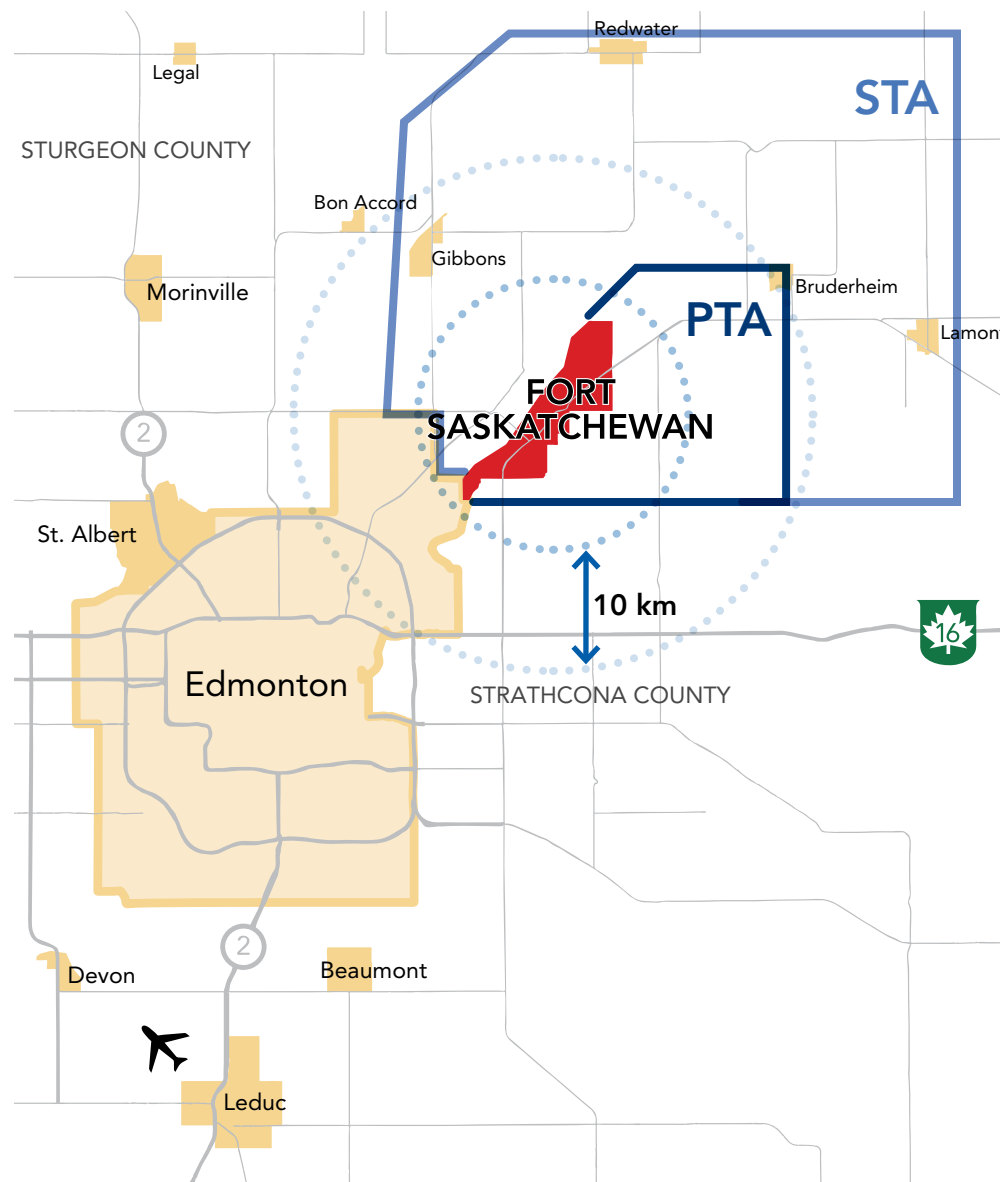
fortsask.ca/business

Fort Saskatchewan

is a thriving city, located 25 kilometers north east of Edmonton, at the gateway to Canada’s largest hydrocarbon processing region. As one of Alberta’s fastest growing cities, Fort Saskatchewan is home to a young, emerging affluent, family demographic.



CITY OF FORT SASKATCHEWAN RETAIL TRADE AREA



THE FORT SASKATCHEWAN ADVANTAGE:

HIGH INCOME LEVELS
Average household income of over \$118,000

STRONG, STEADY POPULATION GROWTH
An average of 5% of the last 10 years

YOUNG FAMILY DEMOGRAPHIC
32% of the population are Millennials (16-36 years old)

ROBUST RETAIL SPENDING
\$646 million in total trade area spending

RECENTLY COMPLETED RING ROAD
Last phase of the \$4 billion ring road has dramatically improved access to the City.

WHAT'S IN FORT SASKATCHEWAN?



EDUCATION

K-12 schools

- 6 Elementary Schools
- 3 Junior High School
- 3 High Schools

Post-Secondary Schools

- University of Alberta (36 km)
- Northern Alberta Institute of Technology (30 Km)
- Grant MacEwan University (33 Km)



HEALTH SERVICES

Fort Saskatchewan Community Hospital

Acute care facility, providing 24 hour emergency services as well as a wide range of inpatient and outpatient surgical services, including cataract and general surgery.

Other Health Services

- 8 Medical Clinics
- 2 Walk in Clinics
- 13 Dentist Offices
- 4 Optometrist Centres
- 4 Chiropractor Clinics
- 1 Nursing Home
- 1 Senior's Lodge
- 2 Seniors Apartments



COMMUNITY

Outdoor recreation facilities:

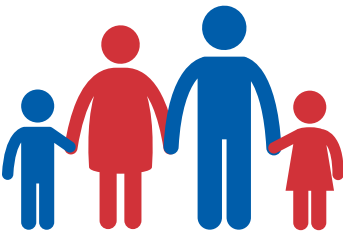
- Boat Launch
- Campground
- Ball Parks
- Dog P ark

Places to visit and see:

- Indoor Recreation Complex
- Theatre
- Library
- Bowling Alley
- Pool

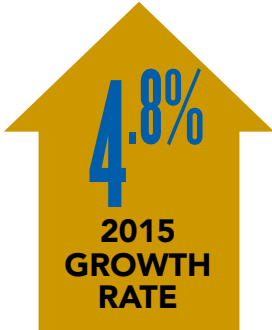


LEADING growth

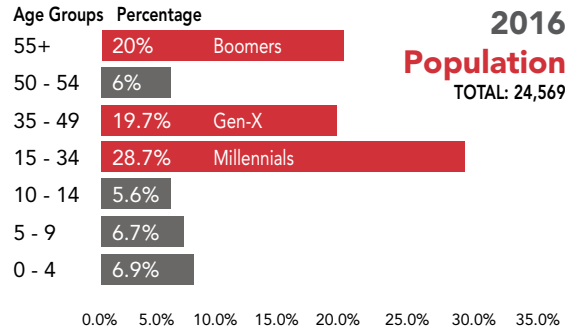
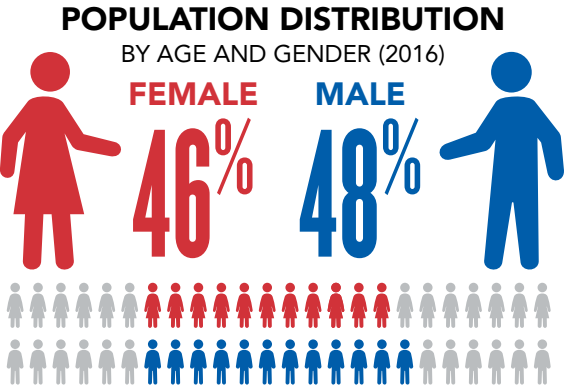


PART-TIME RESIDENTS
ESTIMATED TO BE
2,000 - 2,500

FORT SASKATCHEWAN
POPULATION (2016)
24,569
PROJECTED POPULATION
31,500 (2020)



MEDIAN AGE
35.2



LARGEST EMPLOYMENT CATEGORIES

TRADES/
TRANSPORT/
OPERATORS:
23%



SALES &
SERVICE:
20%



BUSINESS/
FINANCE/
ADMIN.:
15%



HOUSEHOLD INCOME

Average Household Income is
\$118,000
5th highest in Alberta

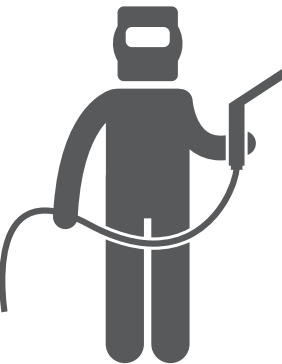
INDUSTRIAL ECONOMIC DRIVERS

- Fort Saskatchewan is the closest urban municipality to Alberta's Industrial Heartland, Canada's largest hydrocarbon processing region.
- Alberta's Industrial Heartland is home to:
 - 45+ companies
 - 15 world-scale facilities
 - \$12.5 billion in investment under construction or recently operational
 - \$11.5 billion in investment announced

SKILLED LABOUR

Nearly half of Fort Saskatchewan's 24,569 residents (Census 2016) are age 20-54. Local business and industry draw their workforce locally and from the 1.3 million people that live in the greater Edmonton area.

The predominant level of education is a post-secondary diploma or certificate, reflecting the number of industrial related careers in the region.

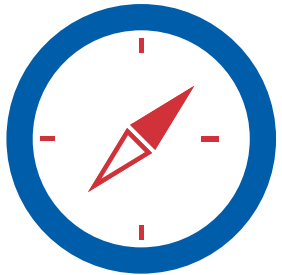


POPULATION WITH **POST-SECONDARY:**
44%

LARGEST POST-SECONDARY
AGE GROUP:
25-34
30% OF THE TOTAL POPULATION



25 kms (15.5 miles)
NORTHEAST OF DOWNTOWN
EDMONTON



Fort Saskatchewan
4th Fastest Growing Municipality in Alberta

Major transportation networks link industry to a highly qualified and mobile labour force.



WORKFORCE EDUCATION LEVELS

High School 30%
College/Technical 36%
University 17%



4.8%
10-Year Average Population Growth Rate

LEADING community



1875

Fort Saskatchewan was founded when the North West Mounted Police built a fort on the current site of modern-day Fort Saskatchewan.

1893

The community boasted a general store, church, telegraph office, post office, hotel, and bakery.

1903

An exceptional year for construction occurred with 53 new buildings constructed in the summer including Fort Saskatchewan's first bank, the Union Bank, which later became the Royal Bank of Canada.

1911

49 businesses and an \$8,000 opera house were in operation.

1961

Dow Chemical begins operations in Fort Saskatchewan.

1955

Sherritt Gordon transferred its Research Division to Fort Saskatchewan from Ottawa.

The Fort Saskatchewan site began its cobalt refinery, which still operates. The Sherritt nickel refinery is also still running.

2011

Dow Canada celebrates 50 years in the Fort Saskatchewan Community.



HOUSING

AVERAGE PRICE OF A SINGLE FAMILY DWELLING

\$426,280

AVERAGE PRICE OF A CONDOMINIUM UNIT

\$244,540

PUBLIC TRANSIT

Fort Sask Transit provides two local routes providing access throughout the community.

Connection to Edmonton (Clareview LRT Station) is also available



RECREATION FACILITIES

The Dow Centennial Centre (DCC) is a state-of-the-art

170,000sq. ft

indoor recreation complex capable of hosting various events and tradeshows.

23 sports fields

75 km

of trails with some along the Fort Saskatchewan River are enjoyed by its residents and visitors



CULTURE

The Shell Theatre is a fully equipped professional venue featuring

538 seats

hosting amazing shows, drama productions, music concerts, dance festivals and recitals.

High profile entertainers have performed there such as: **Jann Arden, Terri Clark, and other notable artists.**



FORT SASKATCHEWAN, ALBERTA

Whether you are an investor or a visitor, you'll be embraced by the warmth and friendliness of people in Fort Saskatchewan. Come and explore our beautiful river valley trails and parks, and don't miss out on our renowned culture and recreation facilities, art gallery, and performing arts theatre.

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ALBERTA