

# DownTOWN

## FORT SASKATCHEWAN

### 2025 Highlights

Downtown Fort Saskatchewan is where the city comes together.

A walkable neighbourhood home to one in seven residents, it maintains a small-town feel while being well connected by highways and transit. Located minutes from Alberta's Industrial Heartland, downtown blends a vibrant streetscape, local businesses, community events, and everyday amenities with direct access to the river valley, parks, and Heritage Precinct.



**Less than a 10-minute drive**  
from Downtown to Alberta's Industrial Heartland



**1,580** residential units in downtown  
**+96 new units in 2025**

**7% increase** in 5 years

**260+**

Active Businesses



**89%**

Locally Owned

68% are independently operated, non-franchise

## Downtown Population: ~4,500 residents (2025)

<p><b>6</b> Schools (K-12) <b>14</b> Daycares &amp; Preschools</p>	<p><b>10+</b> Recreation &amp; Sport Facilities</p>	<p><b>7</b> Featured Parks <b>14</b> Playgrounds <b>75+ km</b> of Accessible Scenic Trails</p>
<p><b>3</b> Key City Landmarks</p> <ul style="list-style-type: none"> <li>Fort Heritage Museum</li> <li>Legacy Park &amp; Bandshell</li> <li>Public Library</li> </ul>	<p><b>6</b> Annual Major Events <b>17</b> Farmer's Markets <b>32,000+</b> Guests at the Events <b>50+</b> Concerts, Events &amp; Programs</p>	<p><b>8</b> Free Public Parking Areas <b>2</b> Local Bus Routes <b>22</b> Downtown Bus Stops</p>

### City Profile 2025

Population

**30,575**  
residents

Growth:

**+2.26%**  
year-over-year

**+11.0%**  
over the past five years

Median Age

**35.6**

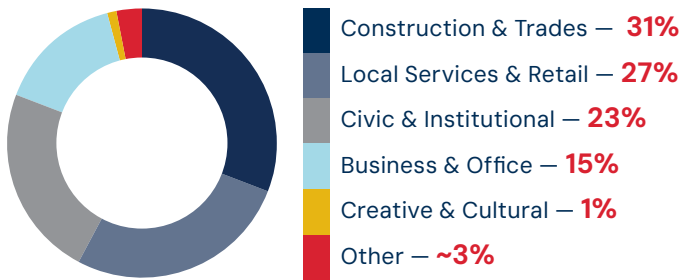
Median Income

**Over \$139,360**  
4.1% year-over-year  
2023



**Downtown Fort Saskatchewan** is a commercial, civic, and recreational hub and the **closest urban centre to Alberta's Industrial Heartland**, Canada's largest hydrocarbon processing region. Proximity to a significant industrial workforce supports strong local spending, driving demand for downtown retail, food, and services.

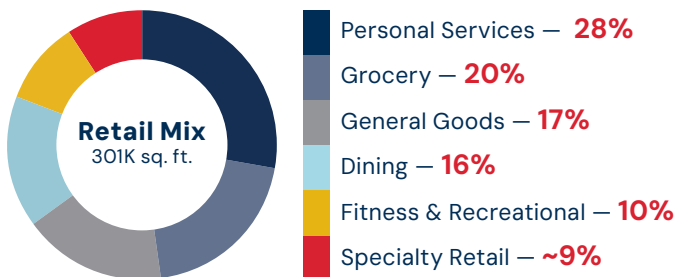
## Downtown Employment Sector



**301,000**  
sq. ft. of streetfront retail space

**\$92.2M** in estimated annual retail sales

**\$306 per sq. ft.** sales productivity



Significant Municipal Support for Downtown Vibrancy, including more than \$300,000 in streetscape improvements, murals, a branding campaign, and the development of incentives and grants to promote investment, support businesses, and increase residential density downtown.

## Downtown Market Advantages

### Growing Resident Base

Built-in, stable year-round customer demand

### Daily Commuters

Consistent weekday traffic, supported by an industrial workforce of over 8,000 direct and 30,000 indirect jobs

### Workforce Access

Local employment and nearby industry

### Events & Tourism

Thousands of visitors annually

### New Residential Development

Continued downtown growth and investment



## Ongoing Downtown Revitalization & Development

### Residential Development Incentives:



- Brownfield Tax Exemption
- Downtown Development Grant

### Commercial Revitalization Grant Program



- Storefront Improvement Grant
- Commercial Revitalization Grant

Planning a Project Downtown? Let's Talk.

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