

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

City Profile 2025

Population	Growth:	Median Age	Median Income
30,575 residents	+2.26% year-over-year	35.6	Over \$139,360
	+11.0% over the past five years		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.

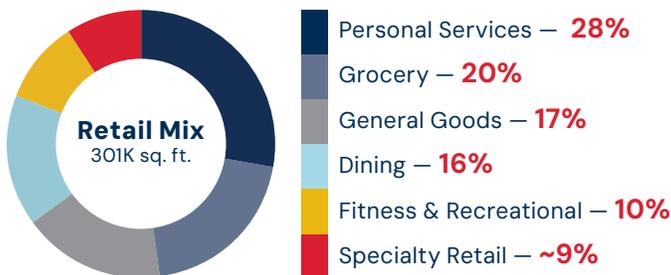
Downtown Employment Sector



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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