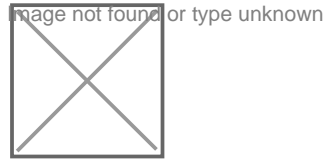


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

**ACCOUNTING,ARTS AND
ENTERTAINMENT,BAKERY,COMMERCIAL
,DELI/CATERING,FAST
FOOD,FLORIST/NURSERY,GIFT SHOP ,HEALTH
SERVICES,MEDICAL
,OTHER,PROFESSIONAL/OFFICE,RESTAURANT
,RETAIL FOR LEASE**



Commercial Real Estate > Commercial Property for Lease



Location
Fort McMurray, Alberta



Listing ID:
26883


MLS ID:
A2178833

\$35



 **SUSAN LORE**
 (780) 714-1060

 **COLDWELL BANKER UNITED**
 780-714-5050

 **4, 122 Millennium Drive , Fort McMurray , Alberta T9K 2S8**

Transaction Type For Lease	Days On Market 515	Lease Amount 35.00
Lease Frequency Annually	Zoning C3	Subdivision Timberlea
Building Type Mixed Use	Year Built 2007	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Retail	Legal Plan 0723133
Building Area (Sq. Ft.) 1467.24	Building Area (Sq. M.) 136.31	Footprint (Sq. Ft.) 1467
Construction Type Wood Frame	Cooling Central Air	Inclusions N/A
Restrictions None Known	Reports Floor Plans	

FOR LEASE – 1,467 SF RETAIL / MULTI-USE SPACE | TIMBERLEA. Excellent opportunity to establish your business in this 1,467 sq. ft. ground-floor commercial space ideally located in the heart of Timberlea, one of Fort McMurray’s most active and growing neighbourhoods. The unit features a large open retail or service area, 2-piece washroom, and rear storage or office area, offering a flexible layout suitable for a variety of uses including retail, professional services, medical or wellness practices, boutique fitness, salon, or office space. This walk-up, street front unit offers ample shared paved parking for customers and staff. The open floor plan allows businesses to easily customize the space to suit their operations. Strategically positioned at the corner of Millennium Drive and Powder Drive, the property benefits from excellent visibility and consistent activity within a well-established commercial node. Surrounding businesses include Boston Pizza, Independent Foods, Circle K, Renu Fitness Club (women’s gym), Benjamin Moore, Timberlea Licensing & Registry, Accel Physical Therapy, Premium Meats, Spoiled Rotten Salon & Spa, Drug Store, and Pizza Plus Restaurant, creating a strong mix of complementary services and daily customer traffic. The property is located within The Cortona Suites, which provide fully furnished accommodations with flexible rental options, contributing to a steady flow of visitors and a built-in customer base. Serving the surrounding communities of Timberlea and Eagle Ridge, the location offers convenient access to major routes and nearby amenities. Zoned C3 – Commercial Mixed Use, the property offers competitive occupancy costs with Operating Costs of \$8.00 PSF and Taxes of \$4.00 PSF, with utilities metered separately. Tenant Incentives Available • Introductory Net Rent: Starting at \$35.00 PSF (Year 1) • Free Rent: Two (2) months of base rent-free occupancy (terms dependent) • Tenant Improvements: Negotiable Tenant Improvement Allowance available, subject to tenant use and scope of work This is an excellent opportunity to secure a flexible commercial space in a high-traffic location surrounded by established businesses and essential community services in one of Fort McMurray’s most desirable neighbourhoods.

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