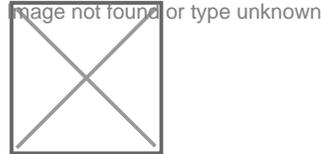


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## ADMINISTRATIVE AND SUPPORT , COMPUTER, MIXED, PROFESSIONAL SERVICE, RECREATION , RETAIL FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Fort McMurray, Alberta

**Listing ID:**  
26930

**MLS ID:**  
A2180456

**\$10**



 **TRISTAN PARKER**  
 (780) 799-1509

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

  
10013 MacDonald Avenue , Fort McMurray , Alberta T9H 1S9

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 163
<b>Lease Amount</b> 10.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> CBD1
<b>Subdivision</b> Downtown	<b>Building Type</b> Free-Standing	<b>Year Built</b> 1995
<b>Structure Type</b> Other	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 616AO	<b>Building Area (Sq. Ft.)</b> 2875.00	<b>Building Area (Sq. M.)</b> 267.09
<b>Lot Size (Sq. Ft.)</b> 13000	<b>Lot Size (Acres)</b> 0.30	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans	

2875 SF Affordable, Flexible Use Lower Level Space in Fort McMurray. Centrally located in Downtown, conveniently situated near the corner of MacDonald Avenue and Morrison Street. Make a home for your business in this very affordable space with a large open area, washroom, and office/storage area. Current development could satisfy a wide range of business uses such as office, retail, professional uses, medical, spa, and more. Ample shared and street parking with front and rear access. Zoned CBD1. No OP costs required. OP costs are \$5 PSF for TMI (Taxes, Maintenance/Snow Removal, Insurance).

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