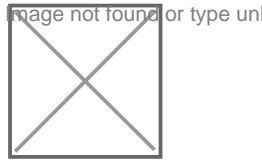


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

BAKERY,CHILD CARE,FLORIST/NURSERY,PROFESSIONAL/OFFICE,REAL ESTATE,RETAIL ,SPORTING GOODS ,TRAVEL FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Fort McMurray, Alberta

Listing ID:
27892


MLS ID:
A2112216

\$35



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

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

 1A, 118 Millennium Drive , Fort McMurray , Alberta T9K 2S8

Transaction Type For Lease	Title Fee Simple	Days On Market 422
Lease Amount 35.00	Lease Frequency Annually	Zoning C3
Subdivision Timberlea	Building Type Shopping Centre	Year Built 2006
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Retail
Legal Plan 0723133	Building Area (Sq. Ft.) 3657.14	Building Area (Sq. M.) 339.76
Lot Size (Sq. Ft.) 10910	Lot Size (Acres) 0.25	Footprint (Sq. Ft.) 3657
Commercial Amenities See Remarks,Storefront	Access to Property Direct Access,Major Shopping Center,Major Shopping Nearby,On Major Traffic Route,Paved Road,Public Transportation Nearby,See Remarks,Visual Exposure	Inclusions N/A
Restrictions None Known	Reports Floor Plans	

3657 SF of Flexible Retail Space with grade loading. Built out with a large open area ready for development ideas, washroom, staff/lunch room with kitchenette and janitorial room and can be built out to accommodate a multitude of uses including professional office, medical, and retail. This is an exceptionally located corner unit with valuable exposure to Millennium Drive traffic. Only steps away from Boston Pizza, Independent Foods, Circle K convenience store, and Royal Bank of Canada and located inside The Sienna building with The Clearwater Hotel Suites, which are fully furnished and offer flexible rental options. Take advantage of these easily accessible shops and services located within minutes of the majority of Timberlea homes. A well-rounded roster of tenants such as Timberlea Licensing & Registry, Accel Physical Therapy, McMurray Regional Law Office, Premium Meats, and Pizza Plus restaurant. Ample paved parking. Operation costs \$8.00 PSF, Taxes \$4.00 PSF, and utilities metered separately. Available for immediate possession.

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