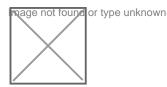


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

33, 101 SIGNAL ROAD FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationFort McMurray, Alberta

Listing ID: 30141

A2210673

\$40



△ SUSAN LORE

(780) 714-1060

■ COLDWELL BANKER UNITED

MLS ID:

2 780-714-5050

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33, 101 Signal Road , Fort McMurray , Alberta $\,$ T9H 4N6 $\,$

Transaction Type Days On Market Lease Amount

For Lease 81 40.00

Lease FrequencyZoningSubdivisionAnnuallyC3Thickwood

Building Type

Mall, Walk-up

Floor Plans

Commercial Mix, Major
Year Built Structure Type

Shopping,Retail,See Remarks,Shopping
Centre,Street Level Storefront,Strip

Office

Office

Property TypeProperty Sub TypeLegal PlanCommercialRetail0321618

Building Area (Sq. Ft.) Building Area (Sq. M.) Lot Size (Sq. Ft.)

2000.00 185.80 165769

Lot Size (Acres)InclusionsRestrictions3.81N/ANone Known

Reports

2,000 SF Turn-Key, Professional Office / Retail Space at Thickwood Heights Plaza. Located in the heart of Fort McMurray's thriving and well-established Thickwood Heights subdivision, this 2000 square foot professional office or retail space offers a prime opportunity within one of the city's most prominent retail centres. The unit is currently built out with a reception area, boardroom, six private offices, a staff kitchenette, washrooms, and a file room. The existing layout is flexible and can be modified or fully demolished to accommodate a new tenant's specific needs. Thickwood Heights Plaza benefits from exceptional exposure at the high-traffic corner of Thickwood Boulevard (Confederation Way) and Signal Road, offering excellent visibility and convenient access. This neighbourhood is known for its balance of green space and amenities and is located near several recreational facilities including the Centerfire Place, junior hockey arena, football and rugby fields, tennis courts, outdoor ice rinks, schools, and a wide variety of retail and dining options. The plaza is anchored by strong national and regional tenants including Save-On-Foods, Shoppers Drug Mart, Sobeys Liquor, Pet Valu, Petro-Canada, Dairy Queen, Subway, and Edo Japan. Additional nearby retailers at the intersection include McDonald's, Tim Hortons, Shell, A&W, and Sobeys, as well as medical and dental clinics and Pizza Hut. In total, the Thickwood Heights retail centre encompasses approximately 270,000 square feet of commercial space, making it the primary shopping destination in the area. The site includes 4.22 acres plus a 0.45-acre Petro-Canada land lease, totalling 4.67 acres with a density of 26%. Parking is abundant with 240 shared scramble stalls, providing a ratio of 4.96 stalls per 1,000 square feet. The property is zoned C3 – Shopping Centre Commercial District and is legally described under Plan 0321618: Block 32, Lot 10; Plan 8123247: Block 32, Lot 7; and Plan 8123247: Block 32, Lot 8 (Land Lease). This space is ideal for a wide range of professional office or retail uses. With its high visibility, strategic location, strong tenant mix, and adaptable layout, this opportunity is perfect for businesses looking to expand or establish a presence in one of Fort McMurray's most dynamic commercial hubs.

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