

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





**Location**  
Fort McMurray, Alberta

**Listing ID:**  
30141


**MLS ID:**  
A2210673

**\$40**



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

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

 **33, 101 Signal Road , Fort McMurray , Alberta T9H 4N6**

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 142	<b>Lease Amount</b> 40.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> C3	<b>Subdivision</b> Thickwood
<b>Building Type</b> Commercial Mix, Major Shopping, Retail, See Remarks, Shopping Centre, Street Level Storefront, Strip Mall, Walk-up	<b>Year Built</b> 1986	<b>Structure Type</b> Office
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 0321618
<b>Building Area (Sq. Ft.)</b> 2000.00	<b>Building Area (Sq. M.)</b> 185.80	<b>Lot Size (Sq. Ft.)</b> 165769
<b>Lot Size (Acres)</b> 3.81	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> Floor Plans		

2,000 SF Flexible 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 flexible retail space offers a prime opportunity within one of the city's most prominent retail centres. The unit is currently built out with a staff kitchenette, washrooms, and a storage room with ample open bay for your development ideas. 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 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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and

identify the quality of services provided by real estate professionals who are members of CREA. Used under license.