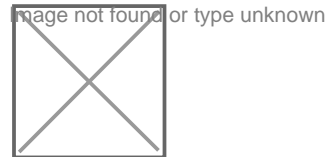


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## ADMINISTRATIVE AND SUPPORT ,ARTS AND ENTERTAINMENT,GIFT SHOP ,MEDICAL ,PROFESSIONAL SERVICE,PROFESSIONAL/OFFICE,RETAIL FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Fort McMurray, Alberta

**Listing ID:**  
30448


**MLS ID:**  
A2218019

**\$1,200**



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

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

 117, 11721 MacDonald Drive , Fort McMurray , Alberta T9H 4H1

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 117	<b>Lease Amount</b> 1200.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> C2	<b>Subdivision</b> Downtown
<b>Building Type</b> Condo Complex,Mixed Use,Office Building,Retail,See Remarks	<b>Year Built</b> 1972	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 1122235
<b>Building Area (Sq. Ft.)</b> 510.00	<b>Building Area (Sq. M.)</b> 47.38	<b>Footprint (Sq. Ft.)</b> 510
<b>Construction Type</b> Concrete	<b>Commercial Amenities</b> See Remarks,Storefront	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans	

Unbeatable Lease Opportunity! Set your business up in this newly renovated 510 SF office/retail space at an incredibly affordable lease rate. With versatile use options ideal for retail, office, or professional services, this spot is perfect for a coffee shop, hair/nail salon, or spa with minimal upgrades. Hot/Cold water and Sanitary are available to the space. Enjoy commercial parking and convenient 2-HR parking available directly in front. Just steps away, you'll find shared washrooms for tenant use. The space features premium improvements, including fresh paint, luxury vinyl plank flooring, and updated ceiling tiles, making it feel brand new and ready for your business. Best of all, utilities and operational costs are included in the lease! The landlord covers property taxes, condominium fees, gas, electricity, and sewer—leaving you responsible only for phone and internet services. Your business will benefit from a sign placed on the exterior wall, attracting attention from both residents and visitors. Located in River Park Glen, a thriving community with 498 residential units, you'll have access to a built-in customer base of over 1,000 potential clients at any given time. Additional perks include snow removal, 24/7 security patrols, a concierge desk for tenant support, and comprehensive building maintenance. Rated as Fort McMurray's top high-density mixed-use multifamily complex, River Park Glen boasts a 3.5/4 score based on over 400 resident reviews and is recognized for its superior management. This is a prime location situated in the heart of Fort McMurray, surrounded by vibrant activities, festivals, and scenic parks, and just a short walk to the main shopping district. Available Immediately! Don't miss out on this fantastic opportunity to elevate your business!

**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](#).

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