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## 40, 30 REIDEL STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease


**Location**  
Fort McMurray, Alberta

**Listing ID:**  
30454


**MLS ID:**  
A2218381

**\$22**



 **BRETT CAMPBELL**  
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 40, 30 Reidel Street , Fort McMurray , Alberta T9H5M9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 56	<b>Lease Amount</b> 22.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Downtown	<b>Building Type</b> Mixed Use,Shopping Centre,Strip Mall
<b>Year Built</b> 1977	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 1720446	<b>Building Area (Sq. Ft.)</b> 1318.00
<b>Building Area (Sq. M.)</b> 122.45	<b>Inclusions</b> none	<b>Restrictions</b> Lease Restriction

**Reports**  
Site Plans

1318 SF Retail/Office Space – River Pointe Shops, Fort McMurray Located in the heart of Fort McMurray's busy downtown core, this 1,318 sq ft unit offers an affordable and flexible opportunity for retail or professional office use. The space features a partially built-out layout including a reception area, four private offices, a wet bar, two-piece washroom, and a file/storage room. The current configuration can be easily adapted to suit a new tenant's needs. Situated in the River Pointe Shops—a prominent 42,360 sq ft retail center anchored by Dollarama and adjacent to Ashley Furniture—this location benefits from high visibility and strong foot traffic. Ample on-site parking adds convenience for customers and staff. Zoned SCL1 (Snye/ Clearwater Core District Commercial), this space is ideal for administrative or professional office or retail business. An excellent opportunity for businesses looking to launch or expand their presence in one of Fort McMurray's primary commercial hubs. Basic Rent \$22.00 per sq ft = \$2416.33 + Additional Rent of \$1098 = \$3514 +Gst Per month. Triple Net Lease. Gas is shared. Total for this bay is \$160.00 per month. Call now to schedule your private viewing!

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