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28, 30 REIDEL STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Fort McMurray, Alberta

Listing ID:
30642

MLS ID:
A2222596

\$22



 **BRETT CAMPBELL**
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 28, 30 Reidel Street , Fort McMurray , Alberta T9H5M9

Transaction Type	Days On Market	Lease Amount
For Lease	255	22.00
Lease Frequency	Subdivision	Building Type
Monthly	Downtown	Mixed Use, Shopping Centre, Strip Mall
Year Built	Structure Type	Property Type
1977	Retail	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Retail	1720446	1500.00
Building Area (Sq. M.)	Inclusions	Restrictions
139.35	None	Lease Restriction

Reports

Site Plans

1500 SF Retail/Office Space – River Pointe Shops, Fort McMurray Located in the heart of Fort McMurray's busy downtown core, this 1,500 sq ft unit offers an affordable and flexible opportunity for retail or professional office use. The space features a developed open retail/office space, large back storage room with wet bar and access to back lane loading area.. 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 = \$2750.00 + Additional Rent of \$1250 = \$4000.00 +Gst Per month. Triple Net Lease. Gas is shared expense for this bay. Call now to schedule your private viewing!

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