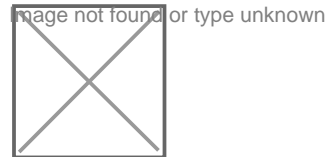


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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



Commercial Real Estate > Commercial Property for Lease



**Location**  
Fort McMurray, Alberta

**Listing ID:**  
31301


**MLS ID:**  
A2238910

**\$1,700**



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

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

 118, 11721 MacDonald Drive , Fort McMurray , Alberta T9H 4H1

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 51	<b>Lease Amount</b> 1700.00
<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,Street Level Storefront	<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> 1073.73	<b>Building Area (Sq. M.)</b> 99.75	<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	

Prime Office/Retail Space for Lease – Turnkey Opportunity in River Park Glen Now available—an exceptional 1,073.73 SF commercial unit ideally suited for retail, office, or professional services. This well-appointed space offers outstanding value with an affordable lease rate that includes all utilities and operational costs—property taxes, condominium fees, gas, electricity, and sewer. Hot/Cold water and Sanitary are available in the space. The only additional expenses are internet and phone services. Located in the heart of River Park Glen, one of Fort McMurray's most recognized high-density mixed-use communities, this space is move-in ready and provides access to shared tenant washrooms just steps away. Parking is convenient, with on-site commercial stalls and 2-hour guest parking available directly in front. The unit benefits from exterior wall signage, offering excellent visibility to both local residents and visitors. The surrounding community features 498 residential units, providing a built-in customer base of over 1,000 residents. Additional amenities include 24/7 security patrols, snow removal, a concierge desk for tenant support, and comprehensive building maintenance. Situated near Fort McMurray's downtown core, River Park Glen offers convenient access to shopping, festivals, parks, and riverfront trails—making it an ideal location to grow your business. Available immediately. Contact us today to learn more or arrange a viewing.

**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.