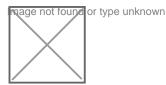


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920 MEMORIAL DRIVE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationFort McMurray, Alberta

Listing ID: 32096

MLS ID: A2252752

\$15



△ SUSAN LORE

(780) 714-1060

■ COLDWELL BANKER UNITED

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920 Memorial Drive, Fort McMurray, Alberta T9K 0N9

Transaction Type

For Lease

Days On Market

C4

Zoning

Subdivision

Taiga Nova Eco-Industrial Park

Building Type See Remarks

Year Built

2001

Structure Type

Industrial

Property Type Commercial

Property Sub Type

Office

Legal Plan

1125223

Building Area (Sq. Ft.)

Building Area (Sq. M.)

445.93

Lot Size (Sq. Ft.)

876036

Lot Size (Acres)

20.11

4800.00

Inclusions

N/A

Restrictions None Known

Reports Floor Plans

4,800 SF Office Space for Lease — 920 Memorial Drive, Fort McMurray AB This affordable and professionally developed secondfloor office offers 4,800 SF of versatile space in a highly visible location. The layout is designed to balance private offices and openplan work areas, featuring a welcoming reception, a large boardroom, 12 private offices, six open cubicles, and two flexible open areas that can accommodate a shared workspace, co-working hub, training centre, classroom use, call centre, or support services. Additional features include a staff room with kitchenette, washrooms, and ample storage, making this space both functional and adaptable for a variety of business needs. The property is enhanced with ample paved parking for staff and visitors. Operating costs are included, with power, gas, and water separate. Flexible lease terms are available, providing an excellent opportunity for tenants seeking value and convenience. Strategically located in the sought-after Taiga Nova Industrial Park, the property offers exceptional exposure adjacent to Highway 63. It is just 7 km from Downtown Fort McMurray and in close proximity to the residential and commercial districts of Eagle Ridge, Stone Creek, Timberlea, and Parsons Creek. The location also provides convenient access to northern business and mining operations, with only a 15-minute drive to the Suncor Base Plant and 25 minutes to Syncrude

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