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## 450, 208 BEACON HILL DRIVE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Fort McMurray, Alberta

Listing ID: 32590 MLS ID: A2265411

\$23



△ SUSAN LORE

**(780)** 714-1060

■ COLDWELL BANKER UNITED

**2** 780-714-5050

rM1

450, 208 Beacon Hill Drive , Fort McMurray , Alberta  $\,$  T9H 2R1  $\,$ 

Title **Transaction Type** Lease Amount

For Lease Fee Simple 23.00

Subdivision Lease Frequency Zoning Annually C1 Beacon Hill

**Building Type** Year Built Structure Type

Retail, Street Level Storefront, Strip Mall 1990 Retail

**Property Type Property Sub Type** Legal Plan Commercial Retail 7521726

Building Area (Sq. Ft.) Building Area (Sq. M.) Lot Size (Sq. Ft.)

2075.00 192.77 19590

Lot Size (Acres) Footprint (Sq. Ft.) Heating 0.45 2075 Natural Gas

**Access to Property** 

Back Alley Access, Airport Nearby, Front

and Rear Drive access, Direct

**Commercial Amenities** Access, Major Shopping Nearby, On Inclusions N/A

See Remarks Major Traffic Route, Paved Road, Public

Transportation Nearby, See

Remarks, Strip Shopping Mall, Visual

Exposure

Restrictions Reports None Known Floor Plans

Make a home for your business in this versatile 2,075 sq. ft. space featuring a large open retail area, private office or storage room, and a washroom. This ground-floor unit offers front and rear access with ample shared paved parking, ideal for customer convenience and operational flow. The flexible layout makes it well-suited for a wide variety of uses including retail, service businesses, health and wellness, liquor store, boutique fitness, professional office, beauty or studio. Flexible lease terms are available, and operating costs are affordably set at \$8.30 per square foot. Power, gas, and water are metered separately. Located in the well-established Beacon Hill Shopping Centre, this C1-zoned property enjoys excellent exposure along the main corridor into Fort McMurray and Beacon Hill Drive. The centre is anchored by the Beacon Hill Food Store and complemented by Rogers, pizza outlet, daycare, dog grooming and other neighbourhood conveniences—all within walking distance of nearby homes. This prime community location offers easy access to Highway 63, Beaconhill Drive, and the Gregoire and MacKenzie Industrial Parks. Close to Shell, Burger King, and several hotels, the area benefits from steady local and commuter traffic. Public transportation is also nearby, offering easy accessibility for staff and clients alike. This property offers excellent visibility, ample parking, affordable operating costs, flexible lease terms, and strong surrounding amenities—an ideal opportunity for a business seeking a practical and costeffective space in a mature and vibrant Fort McMurray neighbourhood.

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