



Generated:
Dec 22, 2025, 19:45:43

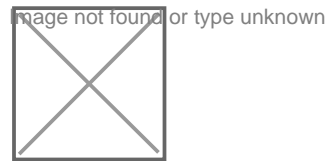
Regional Contact

Kim Uhersky 4036273156 communications@pinchercreek.ca [Visit Website](#)

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.

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
 780-714-5050

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

Transaction Type For Lease	Title Fee Simple	Days On Market 62
Lease Amount 23.00	Lease Frequency Annually	Zoning C1
Subdivision Beacon Hill	Building Type Retail,Street Level Storefront,Strip Mall	Year Built 1990
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 7521726	Building Area (Sq. Ft.) 2075.00	Building Area (Sq. M.) 192.77
Lot Size (Sq. Ft.) 19590	Lot Size (Acres) 0.45	Footprint (Sq. Ft.) 2075
Heating Natural Gas	Commercial Amenities See Remarks	Access to Property Back Alley Access,Airport Nearby,Front and Rear Drive access,Direct Access,Major Shopping Nearby,On Major Traffic Route,Paved Road,Public Transportation Nearby,See Remarks,Strip Shopping Mall,Visual Exposure
Inclusions N/A	Restrictions None Known	Reports 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 cost-effective space in a mature and vibrant Fort McMurray neighbourhood.

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.