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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

**\$19**



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

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 184
<b>Lease Amount</b> 19.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> C1
<b>Subdivision</b> Beacon Hill	<b>Building Type</b> Retail,Street Level Storefront,Strip Mall	<b>Year Built</b> 1990
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 7521726	<b>Building Area (Sq. Ft.)</b> 2075.00	<b>Building Area (Sq. M.)</b> 192.77
<b>Lot Size (Sq. Ft.)</b> 19590	<b>Lot Size (Acres)</b> 0.45	<b>Footprint (Sq. Ft.)</b> 2075
<b>Heating</b> Natural Gas	<b>Commercial Amenities</b> See Remarks	<b>Access to Property</b> 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
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> 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. Net rent starting at \$19.00 PSF (Predictable escalations, terms dependent) Two (2) months net rent-free. Rates and Terms Available on a five-year commitment

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