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## 202, 10216 CENTENNIAL DRIVE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Fort McMurray, Alberta

**Listing ID:**  
32645

**MLS ID:**  
A2266597

**\$1,250**



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

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

 **202, 10216 Centennial Drive , Fort McMurray , Alberta T9H 1Y5**

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	83	1250.00
<b>Lease Frequency</b>	<b>Zoning</b>	<b>Subdivision</b>
Monthly	PRA2	Downtown
<b>Building Type</b>		
Commercial Mix,Low Rise (2-4 stories),Mixed Use,Retail,See Remarks,Strip Mall	<b>Year Built</b>	<b>Structure Type</b>
	1978	Low Rise (2-4 stories)
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Retail	6344AY
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Heating</b>
1500.00	139.35	Natural Gas
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
N/A	None Known	Floor Plans

FOR LEASE – AFFORDABLE UPPER FLOOR COMMERCIAL SPACE | DOWNTOWN FORT McMURRAY This versatile upper-floor space offers an excellent opportunity for a variety of business types, including office, spa, yoga, service-based, non-profit, and professional uses. The premises feature two common washrooms shared with Unit #1 and Unit #2, providing convenience and privacy, along with ample on-site parking for clients and staff. Located in the heart of Downtown Fort McMurray, this desirable corridor offers excellent visibility and accessibility, supported by surrounding medium- to high-density residential and commercial development, and quick access to Highway 63. With low operating costs of just \$3.00 PSF (including water). Upper floor has its own power & gas meter. This is an economical and practical option for growing businesses. The landlord is offering two-month base rent free fixturing period, along with a \$2,500 tenant improvement allowance for flooring. Immediate occupancy is available—secure this affordable downtown space today and enjoy exceptional value, flexibility, and convenience in one of Fort McMurray's most active business districts.

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