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2, 10216 CENTENNIAL DRIVE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationFort McMurray, Alberta

Listing ID: 32645

MLS ID: A2266597

\$1,250



SUSAN LORE

2 (780) 714-1060

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2 780-714-5050

rPn

2, 10216 Centennial Drive , Fort McMurray , Alberta T9H 1Y5

Transaction Type Days On Market Lease Amount

For Lease 1 1250.00

Lease FrequencyZoningSubdivisionMonthlyPRA2Downtown

Building Type

Commercial Mix,Low Rise (2-4 Year Built Structure Type stories),Mixed Use,Retail,See 1978 Low Rise (2-4 stories)

Remarks, Strip Mall

Property TypeProperty Sub TypeLegal PlanCommercialRetail6344AY

Building Area (Sq. Ft.)Building Area (Sq. M.)Heating1500.00139.35Natural Gas

InclusionsRestrictionsReportsN/ANone KnownFloor 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 by only two tenants, 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), separately metered power, and tenant's proportionate share of gas, this is an economical and practical option for growing businesses. The landlord is offering three months of base rent free on a five-year term, 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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