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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

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