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## 107, 10110 FRASER AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Fort McMurray, Alberta

**Listing ID:**  
32657

**MLS ID:**  
A2266969

**\$2,500**



 **TRACY MEYERS**  
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 **MEYERS MANAGEMENT CONSULTING GROUP**  
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 107, 10110 Fraser Avenue , Fort McMurray , Alberta T9H5C2

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 132	<b>Lease Amount</b> 2500.00
<b>Lease Frequency</b> Monthly	<b>Lease Term</b> Negotiable	<b>Subdivision</b> Downtown
<b>Year Built</b> 2007	<b>Structure Type</b> Office	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Building Area (Sq. Ft.)</b> 963.00	<b>Building Area (Sq. M.)</b> 89.46

**Inclusions**

Use of Fridge, Stove, Dishwasher, 2 PC Bath, Security Gate, Central Vac with attachments, Blinds, Light Fixtures, Gas Fireplace, and Heating / Cooling Systems

**Restrictions**

Board Approval, Landlord Approval

**Reports**

Condo/Strata Bylaws, Leases

Property Type: Commercial Office / Professional Suite Building Size: Approx. 963 sq. ft. Lease Rate: \$2,500/month + GST (Gross Rate) Additional Costs: Tenant responsible for power, cable, and internet Parking: One (1) heated underground stall included Possession: Immediate Highlights: • Professionally managed, prestige building in prime location • Bright and flexible open-concept layout with full kitchen • Suitable for boutique offices, wellness professionals, or small-scale service-based businesses • Includes one heated underground parking stall (included in rent) • Elevator access, modern common areas, and secure entry Remarks: Rare opportunity to lease a smaller professional suite featuring a full kitchen in a Class-A setting. Excellent for tenants seeking high visibility, modern amenities, and a central business address.

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