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105A, 9816 HARDIN STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Fort McMurray, Alberta

Listing ID:

32687

MLS ID:

A2267738

\$20



△ SUSAN LORE

(780) 714-1060

☑ COLDWELL BANKER UNITED

2 780-714-5050

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105A, 9816 Hardin Street , Fort McMurray , Alberta T9H 4K3

Transaction Type Days On Market Lease Amount

For Lease 1 20.00

Lease FrequencyZoningSubdivisionAnnuallyCBD1Downtown

Building Type Year Built Structure Type

Office Building 1984 Office

Property TypeProperty Sub TypeLegal PlanCommercialOffice616AO

Building Area (Sq. Ft.) Building Area (Sq. M.) Lot Size (Sq. Ft.)

3850.00 357.67 23374

Access to Property

Front and Rear Drive access,Direct

Lot Size (Acres)

Commercial Amenities

Access,Major Shopping Nearby,On

Elevator Passenger,See Remarks

Major Traffic Route,Public,Public

Transportation Nearby,See Remarks,Visual Exposure

InclusionsRestrictionsReportsN/ASee RemarksFloor Plans

Prime Main Floor Office & Medical Space – Hardin Street Building, Fort McMurray Position your business in one of downtown Fort McMurray's most recognized professional addresses — the Hardin Street Building. This 3,850 sq. ft. main floor space is fully built out and ready for immediate occupancy, featuring a welcoming reception area, multiple private offices, and ample storage. The layout can be customized or demised to meet your business requirements, making it ideal for medical, professional office, wellness, educational, or studio-based uses. The building is modern and professionally managed, offering full air conditioning, contemporary interior finishes, two elevators, secured key-card access, 24/7 camera surveillance, and ample surface parking for tenants and visitors. Tenants benefit from exceptional accessibility with direct connections to Highway 63 and Memorial Drive, and are within walking distance of downtown retail, dining, and essential services. The landlord is open to working with tenants on tailored buildouts and space planning to create the perfect environment for their operations. Operating costs are estimated at \$15.38 per square foot, inclusive of utilities. Flexible lease terms and tenant incentives are available, with possession offered immediately or on a flexible basis. Whether you're establishing a new location or expanding your operations, the Hardin Street Building provides a high-exposure, adaptable space designed to support long-term business success.

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