

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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**
 780-714-5050


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

Transaction Type For Lease	Days On Market 63	Lease Amount 20.00
Lease Frequency Annually	Zoning CBD1	Subdivision Downtown
Building Type Office Building	Year Built 1984	Structure Type Office
Property Type Commercial	Property Sub Type Office	Legal Plan 616AO
Building Area (Sq. Ft.) 3850.00	Building Area (Sq. M.) 357.67	Lot Size (Sq. Ft.) 23374
Lot Size (Acres) 0.54	Commercial Amenities Elevator Passenger,See Remarks	Access to Property Front and Rear Drive access,Direct Access,Major Shopping Nearby,On Major Traffic Route,Public,Public Transportation Nearby,See Remarks,Visual Exposure
Inclusions N/A	Restrictions See Remarks	Reports Floor 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 build-outs 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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.