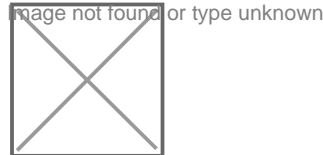


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## BASEMENT LEVEL, 9911 MACDONALD AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Fort McMurray, Alberta

**Listing ID:**  
32872

**MLS ID:**  
A2270833

**\$12**



 **SUSAN LORE**  
 (780) 714-1060

 COLDWELL BANKER UNITED  
 780-714-5050

 Basement Level, 9911 MacDonald Avenue , Fort McMurray , Alberta T9H 1S7

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 123	<b>Lease Amount</b> 12.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> CBD1	<b>Subdivision</b> Downtown
<b>Building Type</b> Office Building,Retail,See Remarks,Sports and Recreation,Street Level Storefront	<b>Year Built</b> 1979	<b>Structure Type</b> Office
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 616AO
<b>Building Area (Sq. Ft.)</b> 8365.00	<b>Building Area (Sq. M.)</b> 777.13	<b>Lot Size (Sq. Ft.)</b> 19500
<b>Lot Size (Acres)</b> 0.45	<b>Commercial Amenities</b> Elevator Passenger,See Remarks,Storefront	<b>Access to Property</b> Front and Rear Drive access,Direct Access,Major Shopping Nearby,On Major Traffic Route,Paved Road,Public,Public Transportation Nearby,See Remarks,Visual Exposure
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans

The Borealis Building offers an exceptional opportunity for tenants seeking a high-profile location in the heart of downtown Fort McMurray. This fully developed professional building features three floors of office space plus a 8365 SF Basement, with flexible suite sizes, demising options, and lease terms designed to meet the unique needs of each tenant. Ideal for medical, professional office, retail, or food and beverage users, the building combines comfort, functionality, and visibility in a prime downtown setting. Tenants will appreciate the flexibility to tailor their space, with move-in-ready options or custom build-to-suit opportunities available. The landlord is prepared to demise and finish suites to meet a tenant's specific size and operational requirements, with tenant improvement allowances negotiable based on lease terms. The building also features elevators, barrier-free access, abundant natural light, and an excellent parking ratio of two stalls per 1,000 square feet, ensuring both accessibility and convenience. Strategically located across from the Regional Municipality of Wood Buffalo (RMWB) and the Provincial Building, the Borealis Building offers exceptional exposure with direct access to Highway 63 and Franklin Avenue. The property is within walking distance to Peter Pond Mall, restaurants, and essential services, and only minutes from MacDonald Island Park and the Northern Lights Regional Health Centre, making it an ideal location for a wide range of professional and medical users. Whether you are looking to expand your business, right-size your operations, or establish a flagship downtown presence, the Borealis Building provides flexible, move-in-ready, or custom-built space with leasing packages tailored to your business requirements. Contact us today to discuss available suite sizes, demising options, and lease terms designed to suit your needs.

**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](#).

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