

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.

## 102, 9816 HARDIN STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Fort McMurray, Alberta

**Listing ID:**  
34313

**MLS ID:**  
A2291550

**\$22**



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

 **COLDWELL BANKER UNITED**  
 780-714-5050

 102, 9816 Hardin Street , Fort McMurray , Alberta T9H 4K3

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 49
<b>Lease Amount</b> 22.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> CBD1
<b>Subdivision</b> Downtown	<b>Building Type</b> Office Building	<b>Year Built</b> 1984
<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> 1954.00	<b>Building Area (Sq. M.)</b> 181.53
<b>Lot Size (Sq. Ft.)</b> 23374	<b>Lot Size (Acres)</b> 0.54	<b>Commercial Amenities</b> Elevator Passenger,See Remarks
<b>Access to Property</b> Front and Rear Drive access,Direct Access,Major Shopping Nearby,On Major Traffic Route,Public,Public Transportation Nearby,See Remarks,Visual Exposure	<b>Inclusions</b> N/A	<b>Restrictions</b> See Remarks
<b>Reports</b> Floor Plans		

High-Exposure Main Floor Office Space for Lease – Downtown Fort McMurray Position your business in a highly visible downtown location with excellent access to Highway 63 / Memorial Drive and nearby retail and service amenities. This main floor office space offers approximately 1,954 SF (+/-) with a functional and well-appointed layout featuring seven private offices, a reception area, and an open workspace located directly at the front entrance of the building, providing convenient access and strong visibility for clients and visitors. The professionally managed building has recently undergone upgrades to the interior common areas and offers attractive amenities including two elevators, full air conditioning, secured access, and camera surveillance for added convenience and security. Kiosk directories at main and rear building entrances. Parking is available, and flexible lease terms may be considered. Estimated operating costs are \$15.38 per square foot, inclusive of utilities. The space is available for immediate possession.

**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.