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## 103, 9816 HARDIN STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Fort McMurray, Alberta

**Listing ID:**  
34386

**MLS ID:**  
A2292637

**\$17**



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

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

 103, 9816 Hardin Street , Fort McMurray , Alberta T9H 4K3

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 62
<b>Lease Amount</b> 17.00	<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> 3289.00	<b>Building Area (Sq. M.)</b> 305.56
<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		

WELCOME TO THE HARDIN STREET BUILDING - NESTLED AMIDST THE HUSTLE AND BUSTLE IN THE HEART OF FORT MCMURRAY'S VIBRANT BUSINESS DISTRICT. Perfect for professional office, service, medical, yoga and more. 3289 SF move-in ready lower level space complete with reception, meeting/board room, offices or the Landlord will demise custom build out this space to perfectly fit your use. Excellent access to Highway 63/Memorial Drive and retail, shopping and dining amenities. The Hardin Street Building is complete with modern improvements, two elevators, full air conditioning, secured access, camera surveillance and an experienced, responsive professional management team. Lease terms are flexible and parking is available. Available for immediate occupancy. Estimated Op cost is \$15.38 PSF (includes utilities). Locate your business Downtown, home to a wide range of residents including long-time Fort McMurrites, trendy urbanites, young couples, families and students. Supported by vibrant activities, festivals and outdoor markets with a special Fort McMurray flair. The hub of this amazing city offers retail and cultural activity, filled with a diverse mix of shops, malls, restaurants, coffee shops, live performances and sports venues as well as cultural centres that line the main streets, riverbanks, MacDonald Island Park, Canada's largest community recreational, leisure centre.

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