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## MAIN LEVEL, 9911 MACDONALD AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Fort McMurray, Alberta

**Listing ID:**  
34642


**MLS ID:**  
A2297134

**\$21**



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

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

  
Main Level, 9911 Macdonald Avenue , Fort McMurray , Alberta T9H 1S7

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|--|--|---|
| <b>Transaction Type</b><br>For Lease   | <b>Title</b><br>Fee Simple   | <b>Days On Market</b><br>62   |
| <b>Lease Amount</b><br>21.00   | <b>Lease Frequency</b><br>Annually   | <b>Zoning</b><br>CBD1   |
| <b>Subdivision</b><br>Downtown   | <b>Building Type</b><br>Office Building,Retail,See<br>Remarks,Sports and Recreation,Street<br>Level Storefront | <b>Year Built</b><br>1979   |
| <b>Structure Type</b><br>Retail  | <b>Property Type</b><br>Commercial   | <b>Property Sub Type</b><br>Retail  |
| <b>Legal Plan</b><br>616AO   | <b>Building Area (Sq. Ft.)</b><br>8366.00  | <b>Building Area (Sq. M.)</b><br>777.22                                     |
| <b>Lot Size (Sq. Ft.)</b><br>19500   | <b>Lot Size (Acres)</b><br>0.45  | <b>Commercial Amenities</b><br>Elevator Passenger,See<br>Remarks,Storefront |
| <b>Access to Property</b><br>Front and Rear Drive access,Direct<br>Access,Major Shopping Nearby,On<br>Major Traffic Route,Paved<br>Road,Public,Public Transportation<br>Nearby,See Remarks,Visual Exposure | <b>Inclusions</b><br>N/A   | <b>Restrictions</b><br>None Known   |
| <b>Reports</b><br>Floor Plans  |  |   |

The Borealis Building offers an exceptional opportunity for businesses seeking a high-profile, street-front location in the heart of downtown Fort McMurray. This fully developed building features 8366 SF premium main floor commercial space with flexible suite sizes, demising options, and lease terms designed to meet a variety of tenant needs. Ideally suited for retail and boutique shops, café or coffee concepts, health and beauty services, medical and service-based uses, financial and professional services, and convenience retail, the main floor space benefits from outstanding visibility, strong pedestrian and vehicle traffic, and prominent signage opportunities along Franklin Avenue. Tenants will appreciate the flexibility to customize their space. The building offers elevator access, barrier-free design, abundant natural light, and an excellent parking ratio of two stalls per 1,000 square feet, ensuring convenience for both staff and customers. Strategically located across from the Regional Municipality of Wood Buffalo and the Provincial Building, the Borealis Building provides exceptional exposure with direct access to Highway 63. The property is within walking distance to Peter Pond Mall, restaurants, and key amenities, and just minutes from MacDonald Island Park and the Northern Lights Regional Health Centre. An ideal opportunity for businesses looking to maximize visibility, attract walk-in traffic, and establish a strong downtown presence. Contact us today to explore available opportunities and tailored leasing options. Operation costs: \$15.38 psf annually + GST (estimated 2026) includes utilities, property taxes, management, common area maintenance, Landlords building insurance

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