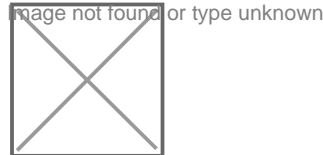


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

BASEMENT LEVEL, 9911 MACDONALD AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Fort McMurray, Alberta

Listing ID:
34643

MLS ID:
A2297136

\$12



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

 COLDWELL BANKER UNITED
 780-714-5050

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

Transaction Type For Lease	Title Fee Simple	Days On Market 62
Lease Amount 12.00	Lease Frequency Annually	Zoning CBD1
Subdivision Downtown	Building Type Office Building,Retail,See Remarks,Sports and Recreation,Street Level Storefront	Year Built 1979
Structure Type Office	Property Type Commercial	Property Sub Type Office
Legal Plan 616AO	Building Area (Sq. Ft.) 8365.00	Building Area (Sq. M.) 777.13
Lot Size (Sq. Ft.) 19500	Lot Size (Acres) 0.45	Commercial Amenities Elevator Passenger,See Remarks,Storefront
Access to Property Front and Rear Drive access,Direct Access,Major Shopping Nearby,On Major Traffic Route,Paved Road,Public,Public Transportation Nearby,See Remarks,Visual Exposure	Inclusions N/A	Restrictions None Known
Reports Floor Plans		

The Borealis Building offers an exceptional opportunity for tenants seeking a high-profile location in the heart of downtown Fort McMurray. This 8365 SF Basement space, with flexible suite sizes, demising options, and lease terms designed to meet the unique needs of each tenant. Ideal for a variety of uses including health and wellness services, fitness or personal training, educational uses, non-profit organizations, or creative studio space. The open-concept layout offers flexibility for customized build-out to suit tenant needs. A cost-effective alternative to main floor space, this premises is well-suited for appointment-based or low foot traffic businesses seeking a functional and private environment. The building combines comfort, functionality, and visibility in a prime downtown setting. Tenants will appreciate the flexibility to tailor their space. 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 MacDonal 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. Operation costs: \$15.38 psf annually + GST (estimated 2026) includes utilities, property taxes, management, common area maintenance, Landlords building insurance

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