



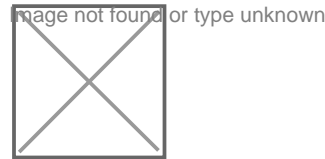
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**Regional Contact**

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## 107, 10110 FRASER AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Fort McMurray, Alberta

**Listing ID:**  
34910

**MLS ID:**  
A2302732

**\$2,200**



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

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

107, 10110 Fraser Avenue , Fort McMurray , Alberta T9H 5C2

<b>Transaction Type</b> For Lease	<b>Lease Amount</b> 2200.00	<b>Lease Frequency</b> Monthly
<b>Zoning</b> BOR1	<b>Subdivision</b> Downtown	<b>Building Type</b> See Remarks
<b>Year Built</b> 2007	<b>Structure Type</b> Other	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Legal Plan</b> 0727699	<b>Building Area (Sq. Ft.)</b> 963.00
<b>Building Area (Sq. M.)</b> 89.46	<b>Heating</b> In Floor,Natural Gas	<b>Commercial Amenities</b> Elevator Passenger,Kitchen,See Remarks
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans

Position your business in one of Fort McMurray's most prestigious buildings with this rare opportunity to lease a high-end, street-facing commercial suite in the Il Villagio complex. Offering approximately 963 square feet, this ground-floor unit features direct walk-out access, a private entrance and patio, providing excellent visibility and convenient client access in a highly desirable downtown location. Designed with flexibility in mind, the space offers a bright open-concept layout complemented by a full kitchen, private office areas, bathroom with in-floor heating, and a laundry/utility room. Independent heating and air conditioning ensure year-round comfort, while modern finishes and a professional setting create an ideal environment for a wide range of uses. Zoned BOR1 (Business Office Residential District), the property supports a variety of permitted uses including professional offices, medical and wellness services, personal service businesses, and select low-impact commercial operations—making it an excellent fit for tenants seeking a flexible and compliant downtown location. This space is exceptionally well-suited for boutique professional offices, medical or wellness practitioners, counselling or therapy services, consulting firms, financial or administrative offices, and other service-based businesses seeking a polished, client-facing presence. The building itself is well managed with secure entry, elevator access, and contemporary common areas, and maintains near-zero vacancy—underscoring its strong appeal. Surrounded by established commercial users including healthcare and wellness professionals, the location benefits from steady foot traffic and a built-in client base. Situated in the heart of downtown Fort McMurray, the property offers immediate access to major routes, the city's core shopping and service districts, and key amenities including MacDonald Island Park and the scenic Snye river trail system, enhancing both accessibility and work-life balance. The Gross lease rate is \$2,200 per month, inclusive of heat, water, property taxes, condo fees, and building insurance. Electricity, internet, and telecommunications are the responsibility of the tenant. One heated underground parking stall is included, with an additional stall available at \$150 per month. Immediate possession is available, with flexible term options to accommodate tenant needs.

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