



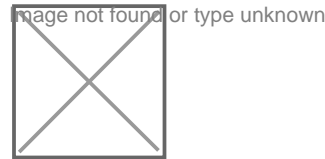
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Regional Contact

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400, 9714 MAIN STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location

Fort McMurray, Alberta

Listing ID:

34911

MLS ID:

A2302738

\$18



SUSAN LORE
 (780) 714-1060

COLDWELL BANKER UNITED
 780-714-5050

400, 9714 Main Street , Fort McMurray , Alberta T9H 1T6

Transaction Type For Lease	Lease Amount 18.00	Lease Frequency Annually
Zoning CBD1	Subdivision Downtown	Building Type Commercial Mix,Low Rise (2-4 stories),Mixed Use,Office Building,See Remarks,Walk-up
Year Built 1977	Structure Type Office	Property Type Commercial
Property Sub Type Office	Building Area (Sq. Ft.) 1650.00	Building Area (Sq. M.) 153.29
Lot Size (Sq. Ft.) 10400	Lot Size (Acres) 0.24	Inclusions N/A
Restrictions None Known	Reports Floor Plans	

Position your business at the center of Fort McMurray's professional core with this exceptional leasing opportunity at Greystone Place, one of downtown's most recognized and well-located office buildings. Situated in the Lower Townsite with convenient access to Highway 63 and Franklin Avenue, this property offers excellent visibility and is surrounded by a strong mix of retail, dining, and service amenities, creating an ideal environment for both employees and clients. Greystone Place offers flexible office configurations to suit a wide range of users. The ground floor features a 1,650 square foot fully developed office space, ideal for professional or client-facing businesses seeking accessibility and exposure. The building is well-suited for a variety of uses including professional offices such as legal, accounting, engineering, and consulting firms, as well as medical and healthcare services, wellness and personal service providers, educational or training facilities, and creative or studio-based businesses. With full air conditioning throughout, available surface and underground parking, and professional property management, Greystone Place delivers a high-quality and functional working environment. The Landlord is open to collaborating with tenants on custom build-outs and space planning, offering a valuable opportunity to create a space that aligns with your brand and workflow. Estimated operating costs are \$15.28 per square foot, inclusive of utilities, and flexible lease terms and tenant incentives are available depending on covenant and lease structure. Possession is available immediately or on a flexible basis. Whether you are establishing a new presence or expanding your operations, Greystone Place provides a highly visible, adaptable, and professional setting that supports long-term business success in downtown Fort McMurray.

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