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102, 10110 FRASER AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Fort McMurray, Alberta

Listing ID:
35287


MLS ID:
A2311443

\$3,000



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

 **COLDWELL BANKER UNITED**
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 102, 10110 Fraser Avenue , Fort McMurray , Alberta T9H 5C2

Transaction Type For Lease	Title Fee Simple	Lease Amount 3000.00
Lease Frequency Monthly	Zoning BOR1	Subdivision Downtown
Building Type See Remarks	Year Built 2007	Structure Type Other
Property Type Commercial	Property Sub Type Office	Legal Plan 0727699
Building Area (Sq. Ft.) 1260.50	Building Area (Sq. M.) 117.10	Construction Type Wood Frame
Cooling Central Air	Heating In Floor,Natural Gas	Commercial Amenities Elevator Passenger,Kitchen,See Remarks
Access to Property Direct Access,Public,Public Transportation Nearby,See Remarks,Visual Exposure	Inclusions N/A	Restrictions None Known
Reports 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 1372 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 reception/flex room, full kitchen, two private office areas, 2 bathrooms with in-floor heating, and a laundry/storage 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 \$3000 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 #2 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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