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201 & 202, 604 SIGNAL ROAD FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Fort McMurray, Alberta

Listing ID:
35370


MLS ID:
A2312899

\$18



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

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


201 & 202, 604 Signal Road , Fort McMurray , Alberta T9H 4Z4

Transaction Type For Lease	Days On Market 21	Lease Amount 18.00
Lease Frequency Annually	Zoning R3	Subdivision Thickwood
Building Type Office Building	Year Built 2002	Structure Type Office
Property Type Commercial	Property Sub Type Office	Legal Plan 8123174
Office (Sq. Ft.) 1500.0000	Building Area (Sq. Ft.) 1500.00	Building Area (Sq. M.) 139.35
Lot Size (Sq. Ft.) 90521	Lot Size (Acres) 2.08	Footprint (Sq. Ft.) 1500
Commercial Amenities Lunchroom,See Remarks	Access to Property Front and Rear Drive access,Direct Access,On Major Traffic Route,Paved Road,Public,Public Transportation Nearby,See Remarks,Visual Exposure	Inclusions N/A
Restrictions See Remarks	Reports Floor Plans	

1500 SF of fully developed professional upper-floor office space available in the established Westwood Plaza. This bright and functional space features a welcoming reception area, three private offices, washroom, lunchroom, and a large newly developed boardroom/conference room with extensive windows providing abundant natural light throughout the day. Ideal for a wide variety of professional and community-oriented uses including medical or wellness services, counselling practices, accounting or legal offices, educational or tutoring services, non-profit organizations, administrative offices, consulting firms, tech or creative businesses, insurance or financial services, and general professional or service-based operations and more. Tenants will benefit from excellent exposure to Signal Road, on-site signage and pylon signage opportunities, ample paved parking, nearby public transit access, and a highly accessible location within one of Fort McMurray's most established and vibrant neighbourhoods. Thickwood Heights offers a strong mix of residential density, recreation, shopping, dining, and commercial amenities, with nearby attractions including Centerfire Place and numerous retail and service hubs supporting the surrounding community. Thickwood Boulevard (Confederation Way) provides convenient connectivity throughout the neighbourhood, surrounding communities, and Downtown Fort McMurray. Reasonable operating costs of only \$8.00 PSF include water, sewer, waste removal, common area maintenance. Position your business for success at Westwood Plaza today.

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