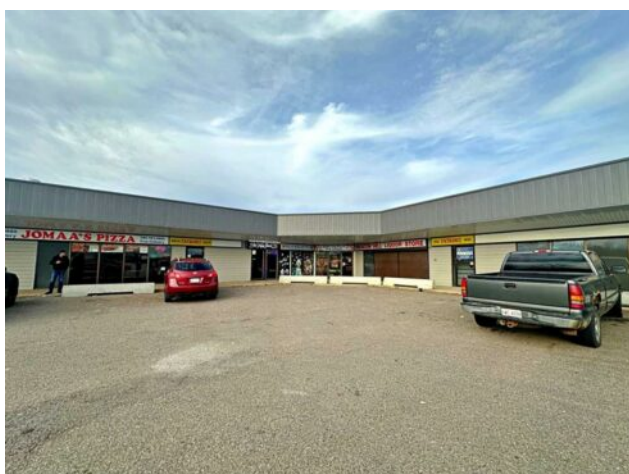


450, 208 Beacon Hill Drive
Fort McMurray, Alberta

MLS # A2265411



\$23 per sq.ft.

Division:	Beacon Hill
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	Beacon Hill Shopping Centre
Bus. Name:	-
Size:	2,075 sq.ft.
Zoning:	C1
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	0.45 Acre
Lot Feat:	-

Heating:	Natural Gas
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A

Make a home for your business in this versatile 2,075 sq. ft. space featuring a large open retail area, private office or storage room, and a washroom. This ground-floor unit offers front and rear access with ample shared paved parking, ideal for customer convenience and operational flow. The flexible layout makes it well-suited for a wide variety of uses including retail, service businesses, health and wellness, liquor store, boutique fitness, professional office, beauty or studio. Flexible lease terms are available, and operating costs are affordably set at \$8.30 per square foot. Power, gas, and water are metered separately. Located in the well-established Beacon Hill Shopping Centre, this C1-zoned property enjoys excellent exposure along the main corridor into Fort McMurray and Beacon Hill Drive. The centre is anchored by the Beacon Hill Food Store and complemented by Rogers, pizza outlet, daycare, dog grooming and other neighbourhood conveniences—all within walking distance of nearby homes. This prime community location offers easy access to Highway 63, Beaconhill Drive, and the Gregoire and MacKenzie Industrial Parks. Close to Shell, Burger King, and several hotels, the area benefits from steady local and commuter traffic. Public transportation is also nearby, offering easy accessibility for staff and clients alike. This property offers excellent visibility, ample parking, affordable operating costs, flexible lease terms, and strong surrounding amenities—an ideal opportunity for a business seeking a practical and cost-effective space in a mature and vibrant Fort McMurray neighbourhood.