780-832-5880
cord@gpremax.com

202, 10216 Centennial Drive
Fort McMurray, Alberta

MLS # A2266597

$1,250 per month

Division:	Downtown
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,500 sq.ft.
Zoning:	PRA2

Heating:	Natural Gas	**Addl. Cost:**	-
Floors:	-	**Based on Year:**	-
Roof:	-	**Utilities:**	-
Exterior:	-	**Parking:**	-
Water:	-	**Lot Size:**	-
Sewer:	-	**Lot Feat:**	-
Inclusions:	N/A		

FOR LEASE – AFFORDABLE UPPER FLOOR COMMERCIAL SPACE | DOWNTOWN FORT McMURRAY This versatile upper-floor space offers an excellent opportunity for a variety of business types, including office, spa, yoga, service-based, non-profit, and professional uses. The premises feature two common washrooms shared with Unit #1 and Unit #2, providing convenience and privacy, along with ample on-site parking for clients and staff. Located in the heart of Downtown Fort McMurray, this desirable corridor offers excellent visibility and accessibility, supported by surrounding medium- to high-density residential and commercial development, and quick access to Highway 63. With low operating costs of just $3.00 PSF (including water). Upper floor has its own power & gas meter. This is an economical and practical option for growing businesses. The landlord is offering two-month base rent free fixturing period, along with a $2,500 tenant improvement allowance for flooring. Immediate occupancy is available—secure this affordable downtown space today and enjoy exceptional value, flexibility, and convenience in one of Fort McMurray’s most active business districts.

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