

**A, 10218 Centennial Drive
Fort McMurray, Alberta**

MLS # A2266834



\$17 per sq.ft.

Division: Downtown

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,764 sq.ft.

Zoning: PRA2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.63 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

FOR LEASE — AFFORDABLE DOWNTOWN STOREFRONT SPACE (ZONED PRA2) This affordable and versatile 3,764 SF ground-level commercial space offers an exceptional opportunity for retail, office, or professional use in the heart of Downtown Fort McMurray. The unit features large storefront display windows that provide excellent natural light and street visibility, a spacious front showroom, two washrooms, a staff room with roughed-in plumbing for a kitchenette, and a rear warehouse area with potential to add a rear double loading door for flexible access. With three dedicated parking stalls, a practical layout, and PRA2 zoning, the property accommodates a wide variety of business types. Conveniently located near Keyano College, the Syncrude Sport and Wellness Centre, and a mix of residential and commercial developments, this location ensures steady exposure and accessibility. Quick access to Highway 63 further enhances its appeal. The low operating costs of \$3.00 PSF (including water), separately metered power, and tenant's proportionate share of gas make this an economical choice for growing businesses. The landlord is offering two months' base rent free and a \$3,500 tenant improvement allowance for flooring based on a five-year term. Immediate occupancy available—bring your business to this vibrant downtown corridor and benefit from visibility, convenience, and affordability.