

780-832-5880

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107, 10110 Fraser Avenue Fort McMurray, Alberta

MLS # A2266969



\$2,500 per month

| Division: | Downtown |
|-------------|-------------|
| Type: | Office |
| Bus. Type: | - |
| Sale/Lease: | For Lease |
| Bldg. Name: | il Villagio |
| Bus. Name: | - |
| Size: | 963 sq.ft. |
| Zoning: | - |
| | Addl. Cost: |

Inclusions: Use of Fridge, Stove, Dishwasher, 2 PC Bath, Security Gate, Central Vac with attachments, Blinds, Light Fixtures, Gas Fireplace, and Heating / Cooling Systems

Property Type: Commercial Office / Professional Suite Building Size: Approx. 963 sq. ft. Lease Rate: \$2,500/month + GST (Gross Rate) Additional Costs: Tenant responsible for power, cable, and internet Parking: One (1) heated underground stall included Possession: Immediate Highlights: • Professionally managed, prestige building in prime location • Bright and flexible open-concept layout with full kitchen • Suitable for boutique offices, wellness professionals, or small-scale service-based businesses • Includes one heated underground parking stall (included in rent) • Elevator access, modern common areas, and secure entry Remarks: Rare opportunity to lease a smaller professional suite featuring a full kitchen in a Class-A setting. Excellent for tenants seeking high visibility, modern amenities, and a central business address.