

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:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**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.