

33, 101 Signal Road  
Fort McMurray, Alberta

MLS # A2210673



## \$40 per sq.ft.

**Division:** Thickwood

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Thickwood Plaza Shopping Centre

**Bus. Name:** -

**Size:** 2,000 sq.ft.

**Zoning:** C3

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** Public

**Lot Size:** 3.81 Acres

**Sewer:** Public Sewer

**Lot Feat:** -

**Inclusions:** N/A

2,000 SF Turn-Key, Professional Office / Retail Space at Thickwood Heights Plaza. Located in the heart of Fort McMurray's thriving and well-established Thickwood Heights subdivision, this 2000 square foot professional office or retail space offers a prime opportunity within one of the city's most prominent retail centres. The unit is currently built out with a reception area, boardroom, six private offices, a staff kitchenette, washrooms, and a file room. The existing layout is flexible and can be modified or fully demolished to accommodate a new tenant's specific needs. Thickwood Heights Plaza benefits from exceptional exposure at the high-traffic corner of Thickwood Boulevard (Confederation Way) and Signal Road, offering excellent visibility and convenient access. This neighbourhood is known for its balance of green space and amenities and is located near several recreational facilities including the Centerfire Place, junior hockey arena, football and rugby fields, tennis courts, outdoor ice rinks, schools, and a wide variety of retail and dining options. The plaza is anchored by strong national and regional tenants including Save-On-Foods, Shoppers Drug Mart, Sobeys Liquor, Pet Valu, Petro-Canada, Dairy Queen, Subway, and Edo Japan. Additional nearby retailers at the intersection include McDonald's, Tim Hortons, Shell, A&W, and Sobeys, as well as medical and dental clinics and Pizza Hut. In total, the Thickwood Heights retail centre encompasses approximately 270,000 square feet of commercial space, making it the primary shopping destination in the area. The site includes 4.22 acres plus a 0.45-acre Petro-Canada land lease, totalling 4.67 acres with a density of 26%. Parking is abundant with 240 shared scramble stalls, providing a ratio of 4.96 stalls per 1,000 square feet. The property is zoned C3 &ndash;

Shopping Centre Commercial District and is legally described under Plan 0321618: Block 32, Lot 10; Plan 8123247: Block 32, Lot 7; and Plan 8123247: Block 32, Lot 8 (Land Lease). This space is ideal for a wide range of professional office or retail uses. With its high visibility, strategic location, strong tenant mix, and adaptable layout, this opportunity is perfect for businesses looking to expand or establish a presence in one of Fort McMurray's most dynamic commercial hubs.