



**GRASSROOTS**  
REALTY GROUP

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117, 11721 MacDonald Drive  
Fort McMurray, Alberta

MLS # A2218019



**\$1,200 per month**

Division:	Downtown
Type:	Office
Bus. Type:	Administrative and Support ,Arts and Entertainment, Gift Shop ,Medical ,Profes
Sale/Lease:	For Lease
Bldg. Name:	River Park Glen
Bus. Name:	-
Size:	510 sq.ft.
Zoning:	C2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Concrete

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Unbeatable Lease Opportunity! Set your business up in this newly renovated 510 SF office/retail space at an incredibly affordable lease rate. With versatile use options ideal for retail, office, or professional services, this spot is perfect for a coffee shop, hair/nail salon, or spa with minimal upgrades. Hot/Cold water and Sanitary are available to the space. Enjoy commercial parking and convenient 2-HR parking available directly in front. Just steps away, you'll find shared washrooms for tenant use. The space features premium improvements, including fresh paint, luxury vinyl plank flooring, and updated ceiling tiles, making it feel brand new and ready for your business. Best of all, utilities and operational costs are included in the lease! The landlord covers property taxes, condominium fees, gas, electricity, and sewer—leaving you responsible only for phone and internet services. Your business will benefit from a sign placed on the exterior wall, attracting attention from both residents and visitors. Located in River Park Glen, a thriving community with 498 residential units, you'll have access to a built-in customer base of over 1,000 potential clients at any given time. Additional perks include snow removal, 24/7 security patrols, a concierge desk for tenant support, and comprehensive building maintenance. Rated as Fort McMurray's top high-density mixed-use multifamily complex, River Park Glen boasts a 3.5/4 score based on over 400 resident reviews and is recognized for its superior management. This is a prime location situated in the heart of Fort McMurray, surrounded by vibrant activities, festivals, and scenic parks, and just a short walk to the main shopping district. Available Immediately! Don't miss out on this fantastic opportunity to elevate your business!

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