



GRASSROOTS
REALTY GROUP

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**24, 30 Reidel Street
Fort McMurray, Alberta**

MLS # A2222563



\$22 per sq.ft.

Division: Downtown

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,500 sq.ft.

Zoning: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

1500 SF Retail/Office Space – River Pointe Shops, Fort McMurray. Located in the heart of Fort McMurray's busy downtown core, this 1,500 sq ft unit offers an affordable and flexible opportunity for retail or professional office use. The space features an open retail space/reception area, 2 private offices, large back storage room with access to back lane loading area and a file/storage room. The current configuration can be easily adapted to suit a new tenant's needs. Situated in the River Pointe Shops—a prominent 42,360 sq ft retail center anchored by Dollarama and adjacent to Ashley Furniture—this location benefits from high visibility and strong foot traffic. Ample on-site parking adds convenience for customers and staff. Zoned SCL1 (Snye/ Clearwater Core District Commercial), this space is ideal for administrative or professional office or retail business. An excellent opportunity for businesses looking to launch or expand their presence in one of Fort McMurray's primary commercial hubs. Basic Rent \$22.00 per sq ft = \$2750.00 + Additional Rent of \$1250 = \$4000.00 +Gst Per month. Triple Net Lease. Gas is shared expense for this bay. Call now to schedule your private viewing!