



**GRASSROOTS**  
REALTY GROUP

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118, 11721 MacDonald Drive  
Fort McMurray, Alberta

MLS # A2238910



**\$1,700 per month**

Division:	Downtown
Type:	Office
Bus. Type:	Administrative and Support ,Arts and Entertainment, Gift Shop ,Health Service
Sale/Lease:	For Lease
Bldg. Name:	River Park Glen
Bus. Name:	-
Size:	1,074 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

Prime Office/Retail Space for Lease & Turnkey Opportunity in River Park Glen Now available&mdash;an exceptional 1,073.73 SF commercial unit ideally suited for retail, office, or professional services. This well-appointed space offers outstanding value with an affordable lease rate that includes all utilities and operational costs&mdash;property taxes, condominium fees, gas, electricity, and sewer. Hot/Cold water and Sanitary are available in the space. The only additional expenses are internet and phone services. Located in the heart of River Park Glen, one of Fort McMurray's most recognized high-density mixed-use communities, this space is move-in ready and provides access to shared tenant washrooms just steps away. Parking is convenient, with on-site commercial stalls and 2-hour guest parking available directly in front. The unit benefits from exterior wall signage, offering excellent visibility to both local residents and visitors. The surrounding community features 498 residential units, providing a built-in customer base of over 1,000 residents. Additional amenities include 24/7 security patrols, snow removal, a concierge desk for tenant support, and comprehensive building maintenance. Situated near Fort McMurray's downtown core, River Park Glen offers convenient access to shopping, festivals, parks, and riverfront trails&mdash;making it an ideal location to grow your business. Available immediately. Contact us today to learn more or arrange a viewing.