

1-833-477-6687 aloha@grassrootsrealty.ca

2, 10216 Centennial Drive Fort McMurray, Alberta

MLS # A2266597



Natural Gas

N/A

Heating:

Floors:

Roof:

Exterior:

Water:

Sewer:

Inclusions:

\$1,250 per month

Division: Downtown Retail Type: **Bus. Type:** Sale/Lease: For Lease Bldg. Name: -**Bus. Name:** Size: 1,500 sq.ft. Zoning: PRA2 Addl. Cost: Based on Year: **Utilities:** Parking: Lot Size: Lot Feat:

FOR LEASE – AFFORDABLE UPPER FLOOR COMMERCIAL SPACE | DOWNTOWN FORT McMURRAY This versatile upper-floor space offers an excellent opportunity for a variety of business types, including office, spa, yoga, service-based, non-profit, and professional uses. The premises feature two common washrooms shared by only two tenants, providing convenience and privacy, along with ample on-site parking for clients and staff. Located in the heart of Downtown Fort McMurray, this desirable corridor offers excellent visibility and accessibility, supported by surrounding medium- to high-density residential and commercial development, and quick access to Highway 63. With low operating costs of just \$3.00 PSF (including water), separately metered power, and tenant's proportionate share of gas, this is an economical and practical option for growing businesses. The landlord is offering three months of base rent free on a five-year term, along with a \$2,500 tenant improvement allowance for flooring. Immediate occupancy is available—secure this affordable downtown space today and enjoy exceptional value, flexibility, and convenience in one of Fort McMurray's most active business districts.