



GRASSROOTS
REALTY GROUP

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135, 9816 Hardin Street
Fort McMurray, Alberta

MLS # A2287667



\$20 per sq.ft.

Division: Downtown

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Hardin

Bus. Name: -

Size: 400 sq.ft.

Zoning: CBD1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.54 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Main Floor Office Space for Lease – Downtown Fort McMurray Prime opportunity to lease a professionally finished 400 SF (+/-) main floor single office space in a well-maintained multi-tenant office building, centrally located in the downtown business core of Fort McMurray. This suite is ideal for a small business operation, consultant, professional services provider, or satellite workspace seeking high visibility and convenience. The property offers excellent exposure with strong pedestrian and vehicle traffic and quick connectivity to Highway 63 and Memorial Drive. It is in close proximity to major shopping, key financial institutions, and the municipal and provincial government buildings, making it an exceptional location for professional and service-based businesses. Surrounded by retail, restaurants, banking, and professional offices, the building is positioned in the heart of the downtown core. This professionally managed building features upgraded common areas, two elevators, full air conditioning, secured access with camera surveillance, flexible lease terms, and ample parking. Estimated operating costs are \$15.38 per square foot, inclusive of utilities. The downtown core continues to attract a diverse mix of businesses and residents and offers access to nearby parks, river valley trails, festivals, and premier recreational facilities such as the Syncrude Sport and Wellness Centre, Shell Place, the Suncor Community Leisure Centre, and MacDonald Island Park. Available immediately. For leasing details or to arrange a viewing, contact us.