



GRASSROOTS
REALTY GROUP

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102, 9816 Hardin Street
Fort McMurray, Alberta

MLS # A2291550



\$22 per sq.ft.

Division: Downtown

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Hardin

Bus. Name: -

Size: 1,954 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

High-Exposure Main Floor Office Space for Lease – Downtown Fort McMurray Position your business in a highly visible downtown location with excellent access to Highway 63 / Memorial Drive and nearby retail and service amenities. This main floor office space offers approximately 1,954 SF (+/-) with a functional and well-appointed layout featuring seven private offices, a reception area, and an open workspace located directly at the front entrance of the building, providing convenient access and strong visibility for clients and visitors. The professionally managed building has recently undergone upgrades to the interior common areas and offers attractive amenities including two elevators, full air conditioning, secured access, and camera surveillance for added convenience and security. Kiosk directories at main and rear building entrances. Parking is available, and flexible lease terms may be considered. Estimated operating costs are \$15.38 per square foot, inclusive of utilities. The space is available for immediate possession.