



**GRASSROOTS**  
REALTY GROUP

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29, 8106 Fraser Avenue  
Fort McMurray, Alberta

MLS # A2119735



**\$23 per sq.ft.**

Division: Downtown

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Radium

Bus. Name: -

Size: 3,925 sq.ft.

Zoning: PRA2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Prime Downtown Retail Development Opportunity! Location: Strategically positioned with easy access to Prairie Loop Blvd, this exceptional retail space offers unparalleled convenience and visibility. Size: Encompassing 3,925 sqft of thoughtfully developed space, Operating Cost \$8.66 per sqft. This property provides ample room for diverse business operations. Features: The layout includes a well-appointed office, a modern bathroom, a welcoming front reception area, and two expansive open rooms, ideal for various business setups. Previous Use: Previously utilized as a yoga/spin studio, the space boasts a flexible layout and versatile design. Potential Uses: With its adaptable layout and prime location, this development is suitable for a variety of businesses, including spas, medical facilities, offices, yoga/spin studios, retail outlets, professional services, and more. Incentive: Take advantage of the landlord's enticing incentive package, adding significant value to this already outstanding opportunity. This excellent downtown retail development presents a rare opportunity for businesses seeking a prominent location in a bustling commercial hub. Don't miss out on this chance to secure your spot in this vibrant business community. Contact us today to arrange a viewing and explore the possibilities