



GRASSROOTS
REALTY GROUP

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4, 122 Millennium Drive
Fort McMurray, Alberta

MLS # A2178833



\$38 per sq.ft.

Division:	Timberlea
Type:	Retail
Bus. Type:	Commercial ,Gift Shop ,Retail
Sale/Lease:	For Lease
Bldg. Name:	The Cortona
Bus. Name:	-
Size:	1,467 sq.ft.
Zoning:	C3

Heating:	-
Floors:	-
Roof:	-
Exterior:	Wood Frame
Water:	Public
Sewer:	Public Sewer
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Turnkey 1467 SF Fully Developed Retail/Multi-Use Opportunity. Prominently located in the Timberlea business district of Fort McMurray conveniently situated in on the corner of Millennium and Powder Drive. Make a home for your business in this beautiful space with large open retail area, washroom and office/storage area. The mixed-use building features ground floor walk-up retail and professional office with ample shared paved parking and front and rear access. This premium location is steps away from Boston Pizza, Independent foods, Circle K convenience store and located inside The Cortona Suites, which are fully furnished and offer flexible rental options. Take advantage of these easily accessible shops and services located within minutes of the majority of Timberlea and Eagle Ridge homes. A well-rounded roster of tenants in the area such as, Benjamin Moore, Timberlea Licensing & Registry, Accel Physical Therapy, Premium Meats, Spoiled Rotten Salon and Spa, Drug Store and Pizza Plus restaurant. Zoned C3. Op costs \$8.00 PSF, Taxes \$4.00 PSF, and utilities metered separately.