



GRASSROOTS
REALTY GROUP

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**Lower, 10006 MacDonald Avenue
Fort McMurray, Alberta**

MLS # A2193314



\$25 per sq.ft.

Division:	Downtown
Type:	Hotel/Motel
Bus. Type:	Bar/Tavern/Lounge, Bed & Breakfast, Food & Beverage ,Mixed, Restaurant
Sale/Lease:	For Lease
Bldg. Name:	Nomad Hotel
Bus. Name:	-
Size:	1,460 sq.ft.
Zoning:	CBD1

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	See Remarks
Exterior:	-	Parking:	-
Water:	Public	Lot Size:	0.60 Acre
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	N/A		

1460 SF of Cool, Unique, and Flexible Space Downtown that suits a creative business. Prime location in the Nomad Hotel and Suites prominently situated on MacDonald Ave and the corner of Main Street with exceptional exposure. Includes large open area, kitchen area with two new walk-in coolers. Create your own signature business, perfect for retail, entertainment, Coffee/Sandwich shops, and many other uses. Whether you're opening your first business or expanding your network this space with great opportunity for an owner to operate, given its potential. Supported by Nomad Hotel guests and the bustling downtown business/shopping core, & city hall. Downtown is the hub of this amazing city offers retail and cultural activity, filled with a diverse mix of shops, malls, restaurants, coffee shops, live performances and sports venues as well as cultural centres that line the main streets & river banks all within walking distance of this restaurant.* Easily accessible by public transit; pedestrian-friendly commercial district surrounded by residential. Gross lease rate includes utilities and operating costs.