



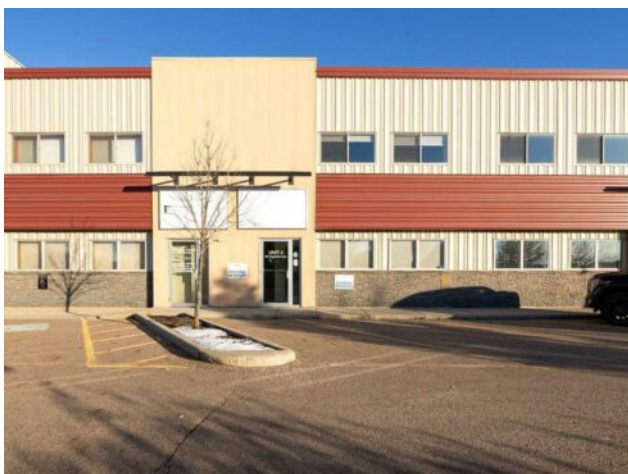
**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

4, 340 Taiga Nova  
Fort McMurray, Alberta

MLS # A2211191



**\$22 per sq.ft.**

**Division:** Taiga Nova Eco-Industrial Park

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,560 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** furnished offices

Be close to site and town at the same time! Available immediately for sub-lease until February 2026. This unit has furnished offices, board room, 2 bathrooms including stand up shower on the second floor. There is a large reception area. The garage bay is 24'3" x 55'. It's already for a new tenant. It's immaculately clean. Check out the photos, detailed floor plans and 360 tour.