

FOR LEASE

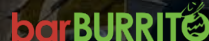
MELCOR

**CUSHMAN &
WAKEFIELD**
Edmonton

JOIN OUR TWO NEWEST TENANTS



**5,500 SF RESTAURANT
SPACE FOR LEASE**



STONEYCREEK VILLAGE

108 Riverstone Ridge, **Fort McMurray, AB**

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Cody Miner, B.COMM.

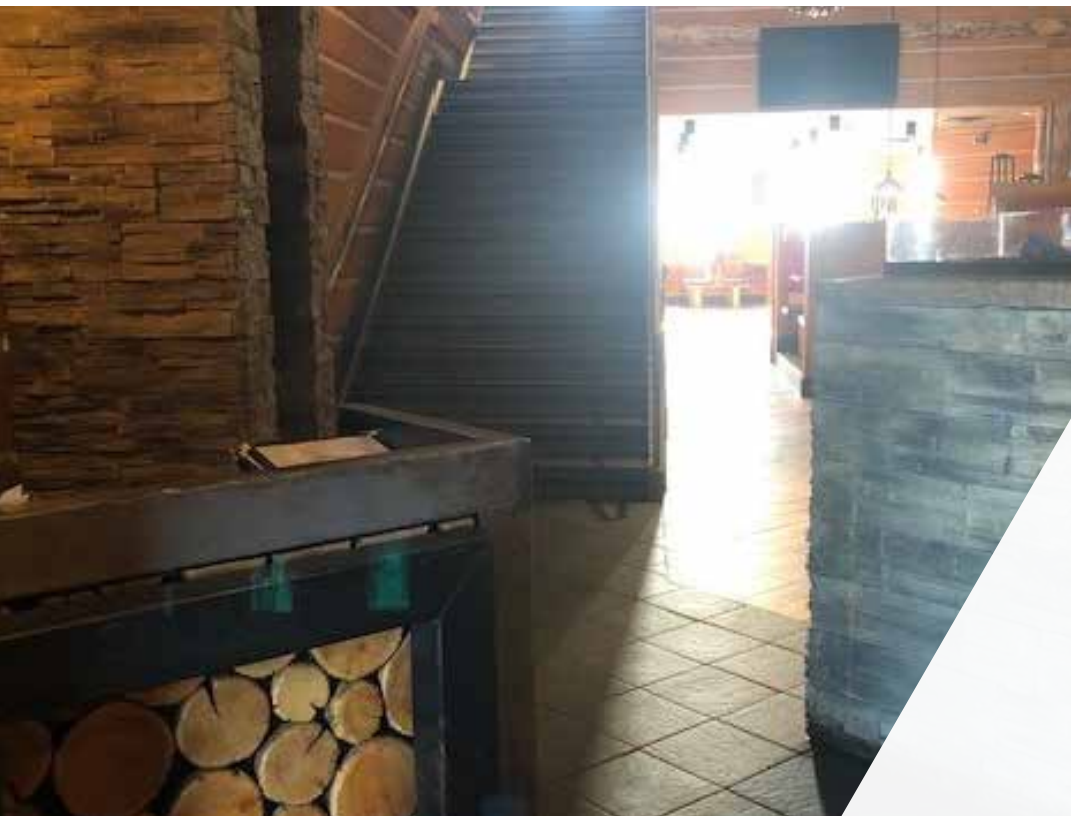
Sales Associate
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CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
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PROPERTY HIGHLIGHTS

- Vibrant mixed-use development
- Save On Foods grocery anchored site
- Excellent access
- Ample parking on the main level and underground



PROPERTY DETAILS

Zoning:	C3 - Shopping Centre Commercial District
Neighbourhood:	Stoney Creek
Building Size:	Total Leasable Area 205,000 SF
Availability:	Main Floor: 5,564 SF Mezzanine: 2,201 SF

SITE PLAN

LEVEL 1



AVAILABILITY

BUILDING 1:

#107 - 1,145 SF
#109 - 1,148 SF
#112 - 1,164 SF
#114 - 2,403 SF

BUILDING 2:

#104 - 5,564 SF
(+ 2,201 SF Mezzanine)

BUILDING #3

#101: ROYAL BANK
#102: BAR BURRITO
#103: DR. PHONE FIX
#104: DESI MEALTIME
#105: TOMMY GUNS
#107: COBIA SALONS
#109: SAVE ON FOODS

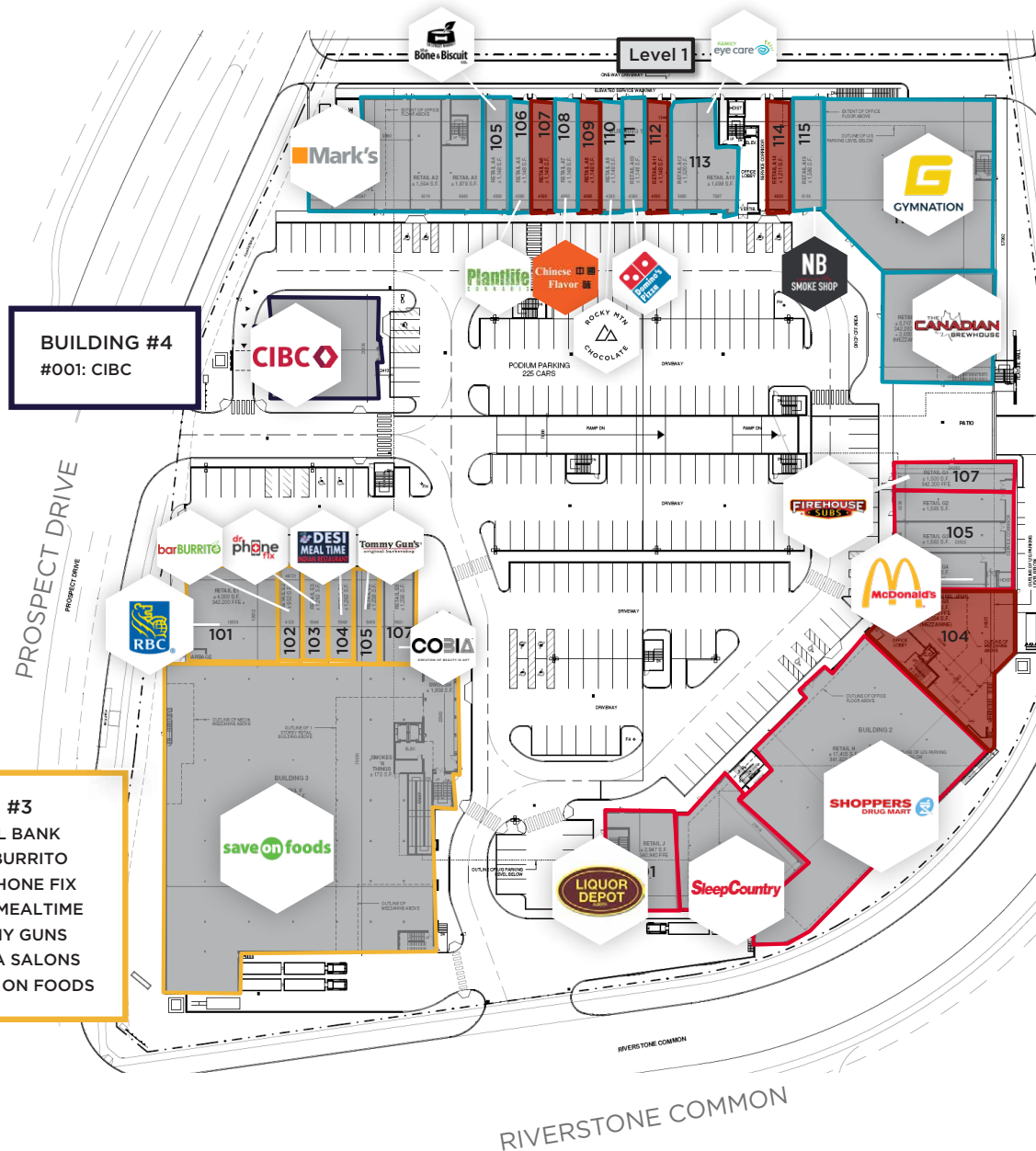
BUILDING #4 #001: CIBC

BUILDING #1

#101: MARK'S
#105: BONE & BISCUIT
#106: PLANTLIFE
#107: AVAILABLE (1,145 SF)
#108: CHINESE FLAVOUR
#109: AVAILABLE (1,148 SF)
#110: ROCKY MOUNTAIN CHOCOLATE
#111: DOMINO'S PIZZA
#112: AVAILABLE (1,164 SF)
#113: FAMILY EYE CARE
#114: AVAILABLE (2,403 SF)
#115: NORTHBOUND SPECIALTY SMOKE SHOP
#116: GYM NATION
#117: CANADIAN BREWHOUSE

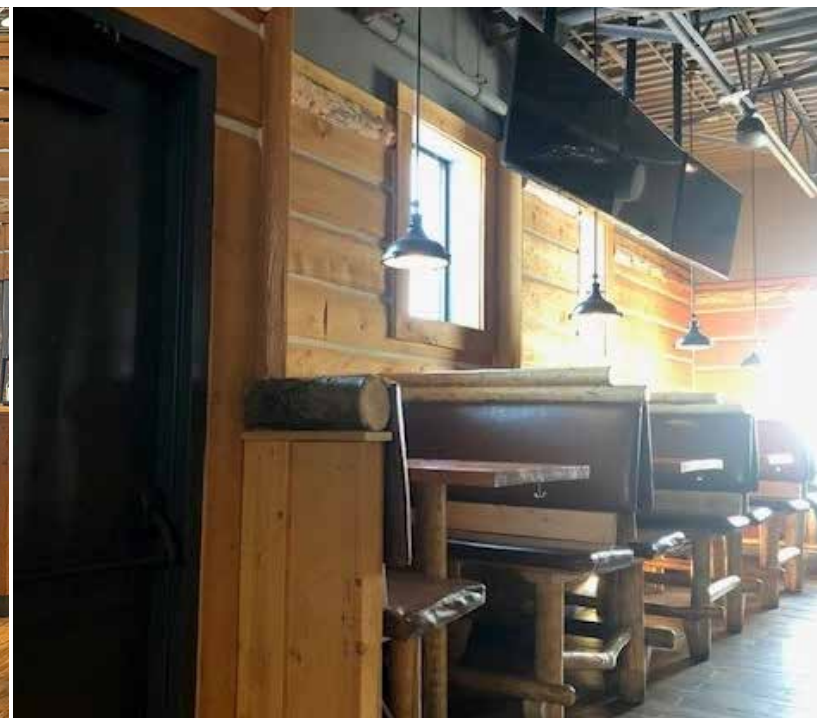
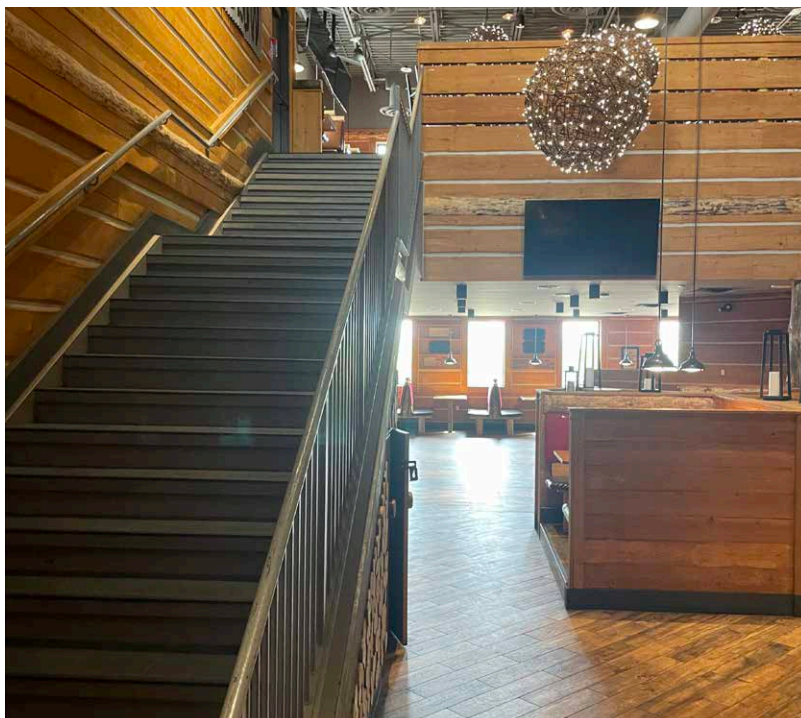
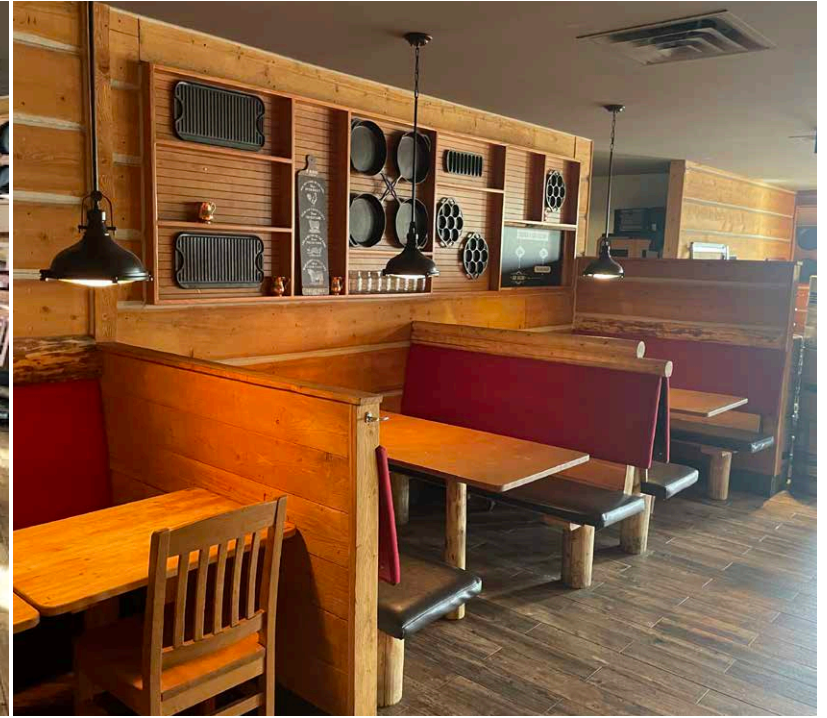
BUILDING #2

#101: LIQUOR DEPOT
#102: SLEEP COUNTRY
#103: SHOPPERS
#104: AVAILABLE (5,401 SF)
#105: MCDONALD'S
#107: FIREHOUSE SUBS



RESTAURANT

SEATING &
COMMON AREAS



KITCHEN EQUIPMENT



DEMOGRAPHICS



POPULATION		
1km	3km	5km
9,665	38,377	55,814



HOUSEHOLDS		
1km	3km	5km
3,501	13,084	19,476



EXPECTED GROWTH (2023-2026)		
1km	3km	5km
1.9%	1.3%	1.3%



ADDITIONAL INFORMATION

Additional Rent:
\$18.01/SF(Est. 2024)

HVAC:
4 RTUs (7.5 Tons each)

Power:
200amp 600/347V

Water:
2"

Natural Gas:
3,500 CFH at 7" WC gas pressure

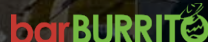
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