

# Thistle Heights Mall

700 Signal Rd, Fort McMurray, AB T9H 4V8



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## Property Details

Very busy centrally located strip mall. Great spot for medical or standard retail. 1,300 Sq. Ft. of open retail or office space. Space is available immediately. Lease structure is Absolute Net to the Landlord base lease rate + share of Common Area operating expenses + GST. Tenant pays Power and Gas

### Price: Upon Request

- major bus route
- high visibility
- front parking
- professionally managed building
- 24 hour video security system in place

View the full listing here: <https://www.loopnet.com/Listing/700-Signal-Rd-Fort-Mcmurray-AB/17278287/>

Rental Rate:	Upon Request
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	20,000 SF
Year Built:	1981
Walk Score ®:	55 (Somewhat Walkable)
Rental Rate Mo:	Upon Request

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## Listing space

### 1st Floor Ste 5B

Space Available:	1,300 SF
Rental Rate:	Upon Request
Date Available:	30 Days
Service Type:	Triple Net (NNN)
Built Out As:	Standard Retail
Space Type:	Relet
Space Use:	Office/Retail
Lease Term:	Negotiable

Approximately 1,300 Sq ft open retail/office. Industrial feel with open ceiling. Barrier Free washroom included. New Rooftop Heating/Cooling unit. Very busy strip mall located in central Thickwood Heights. Other mall Tenants include: The Medicine Shoppe Pharmacy, Circle K Convenience Store, The Blackhorse Pub, The Meat Shoppe, Hong Kong Eatery, Cosmos Pizza, Thickwood Barbershop, Thistle Heights Dental, Sarita Liquor, and Holy Smoke. Great diversity in retail and professional tenants. NO Tenancy type duplication will be permitted. Tenant exclusivity does apply. CANNOT be zoned for retail Cannabis shop. 24 hour surveillance with 9 cameras recording onsite

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Black Horse Pub	-	
Circle K	-	
Medicine Shop Pharmacy	-	
Sarita Liquor	-	
The Meat Shoppe	-	
Thistle Heights Dental	-	

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## Location



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## Property Photos



700 Signal Road



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## Property Photos



5B



5B

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5B



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## Property Photos



Exterior



parking lot view

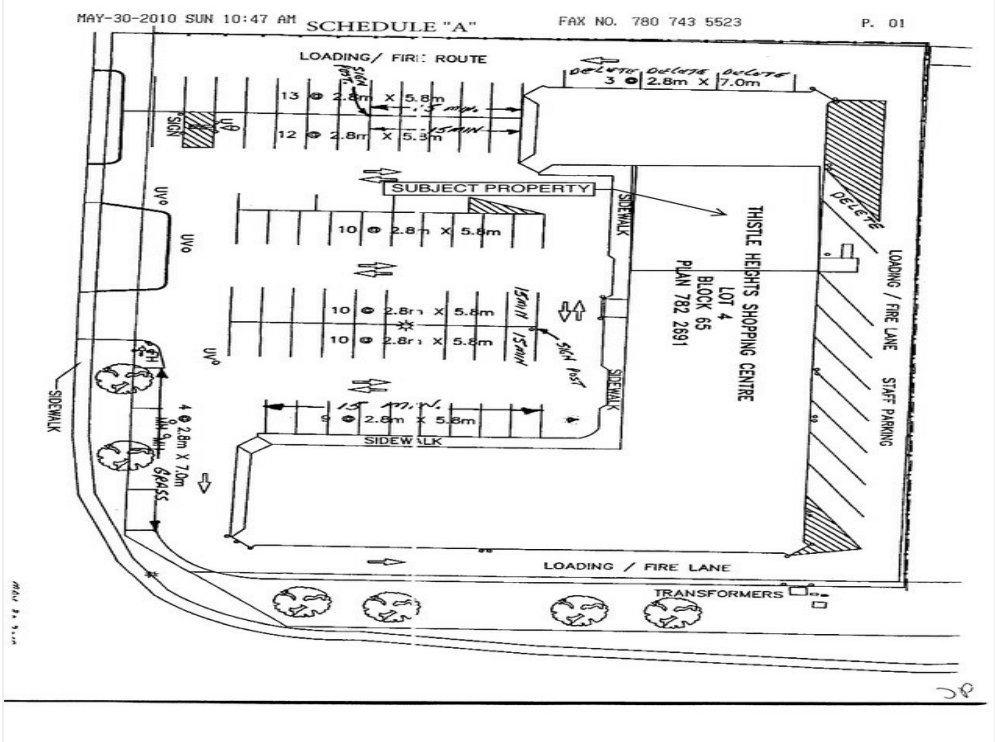
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## Property Photos



Overhead view



parking layout

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