

**AVISON  
YOUNG**

**TETRA**  
REALTY ADVISORS INC

**For Sale**

**113 Thickwood Boulevard  
Fort McMurray, AB**



**\$3,250,000 | 8.99% cap rate**

Opportunity to acquire freestanding, triple net lease property leased to Alberta Health Services

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# For Sale

113 Thickwood Boulevard  
Fort McMurray, AB

## Property details

### ADDRESS

113 Thickwood Boulevard,  
Fort McMurray, AB

### SITE SIZE

0.68 acres

### LINC

0039 408 133

### LEGAL DESCRIPTION

PLAN 2320364 BLOCK 13 LOT 93  
EXCEPTING THEREOUT ALL MINES AND  
MINERALS

### TENANCY

Alberta Health Services ("AHS")  
11,690 sf  
Expiry: July 31st, 2028

### NOI

August 1st, 2023 – July 31st, 2026:  
\$292,250

August 1st, 2026 – July 31st, 2028:  
\$309,785

### ZONING

C3 Shopping Centre Commercial

### YEAR OF CONSTRUCTION

2002

### PRICE

\$3,250,000

### CAP RATE

8.99%

## Opportunity

Avison Young is proud to present the opportunity to purchase a carefree, free-standing building in the Thickwood Heights community. The subject property is fully leased to Alberta Health Services. AHS is Canada's first and largest provincewide integrated health system delivering health services to over 4.4 million people through more than 113,000 employees and 900 facilities.



Free-standing building with long term tenant AHS recently renewed until July 2028



Triple net lease, carefree asset



Fixed term until 2028 with contractual rent escalation in 2026.

## Location

Fort McMurray, within the Regional Municipality of Wood Buffalo in Alberta, is located 435km northeast of Edmonton along Highway 63. Located in the middle of the Athabasca oil sands, Fort McMurray's major economic base is oil sands mining and petroleum production.

The subject property is centrally located along Thickwood Boulevard, with great visibility, surface parking and multiple access and egress points. It is in proximity to Thickwood Heights Shopping Plaza, and Woodlands Centre, along with other QSR restaurants and a number of schools including St. Paul Elementary School (450 students enrolled), Thickwood Heights Elementary, and Father Patrick Mercredi Community High School.



## Demographics



Population 72,779



Median Age 35.7 years old



Number of Population Change (2021 – 2024) 1.6%



2021 Household Income \$229,510







## Contact us for more information on this property

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