

PREMIER HIGHWAY COMMERCIAL DEVELOPMENT SITE – 5.73 ACRES

960 Memorial Drive
Fort McMurray, AB



LAND FOR SALE



LOCATION OVERVIEW

FORT MCMURRAY

Market Opportunity

ALBERTA ADVANTAGE: From the lowest corporate tax rate in Canada to a highly educated labour pool, Fort McMurray typifies the Alberta Advantage.

INDUSTRY GROWTH: 15% of Canada's Oil & Gas Extraction industry workforce is employed in Fort McMurray Wood Buffalo. Over the next 11 years, the Athabasca Oil Sands is projected to contribute \$1 trillion to the Canadian GDP. For 2024, capital investment in the oil sands was forecast at \$13.3 billion. Through direct and indirect employment, taxes and royalties that support education, health care, infrastructure construction and more, the oil sands are a source of prosperity across the nation.

CONNECTIVITY: Fort McMurray International Airport announced in January 2025 the expansion of flight frequencies to Edmonton, Calgary, and Toronto. The airport provides quick and efficient connections across Canada and around the world.

<https://www.fmwb.ca/business-invest/market-opportunity>



Fort McMurray, AB



Fort McMurray is the hub for Alberta's massive oil sands mining operations. Land is adjacent to major projects such as:

37 mins	Albian Sands
50 mins	Suncor Fort Hills
60 mins	Kearl Oil Sands



HIGH HOUSEHOLD INCOME

\$217,261

2023 AVERAGE



YOUNG AFFLUENT CONSUMER BASE

35

MEDIAN AGE



4.8% POPULATION GROWTH

80,568

POPULATION (2024)

PROPERTY OVERVIEW - 960 MEMORIAL DRIVE

MUNICIPAL ADDRESS

960 Memorial Drive, Fort McMurray, Alberta

LEGAL DESCRIPTION

Plan 1222000 Block 1 Lot 3

ZONING

C4: Highway Commercial District

SITE SIZE

5.73 acres

PROPERTY TAXES (EST. 2025)

\$50,477.85

SALE PRICE: \$11,500,000

PROPERTY HIGHLIGHTS

- Unparalleled retail development site – highway exposure, signalized accessed, subdivision potential, no submarket competition, flexible zoning, lot line municipal services with access from Forest Road and Taiganova Crescent.
- C4 Highway Commercial District Zoning – the most permissive retail zoning in Fort McMurray in support of vehicle oriented commercial development along high volume, high visibility corridors.
- Nearest highway accessible retail development site to Canada's largest oilsands mines including CNRL Horizon/ Muskeg River/Jackpine, Imperial Kearnl, Suncor Base/ Millennium/North Steepbank/Fort Hills, Syncrude Aurora Mildred Lake.



Get in touch

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960 Memorial Drive
Fort McMurray, AB

HIGHWAY 63

(23,540 VPD)

(18,000 VPD)

Taiga Nova Crescent

5.73 ACRES