

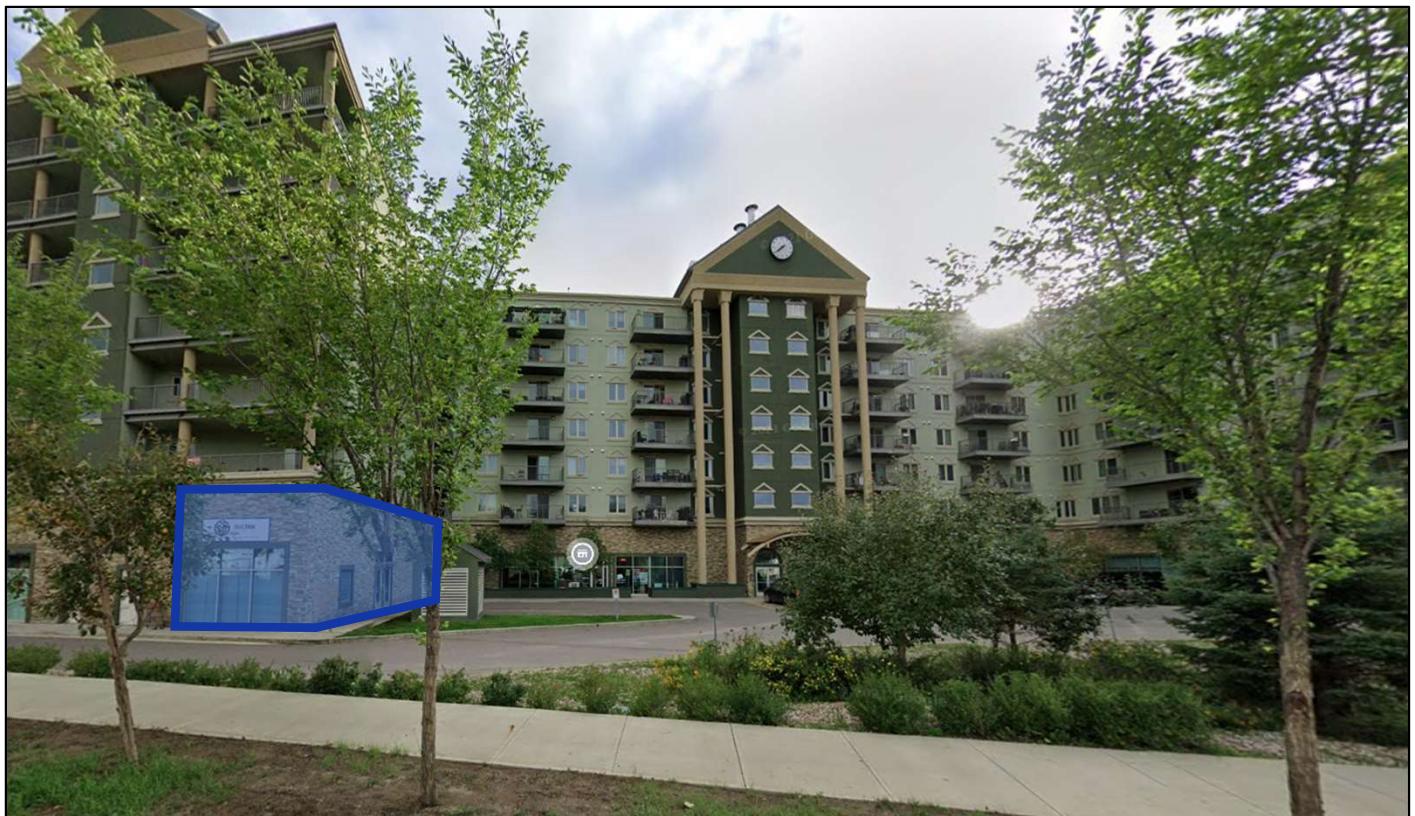
## FOR LEASE: OFFICE SPACE

# River Ridge

### RIVER RIDGE ESTATES

8530 Manning Avenue  
Fort McMurray, Alberta

**Unit 108: 1,449 sf**



### FEATURES

- ✓ 1,449 sf unit facing Clearwater Drive
- ✓ Surface parking on-site
- ✓ Competitive Rental Rates
- ✓ Operating Costs: \$12.59 psf (2025/2026)
- ✓ Heated underground parking available
- ✓ Central location near Hospital & shopping
- ✓ Supported by 294 Residential Units
- ✓ Pylon signage available

### CONTACT US

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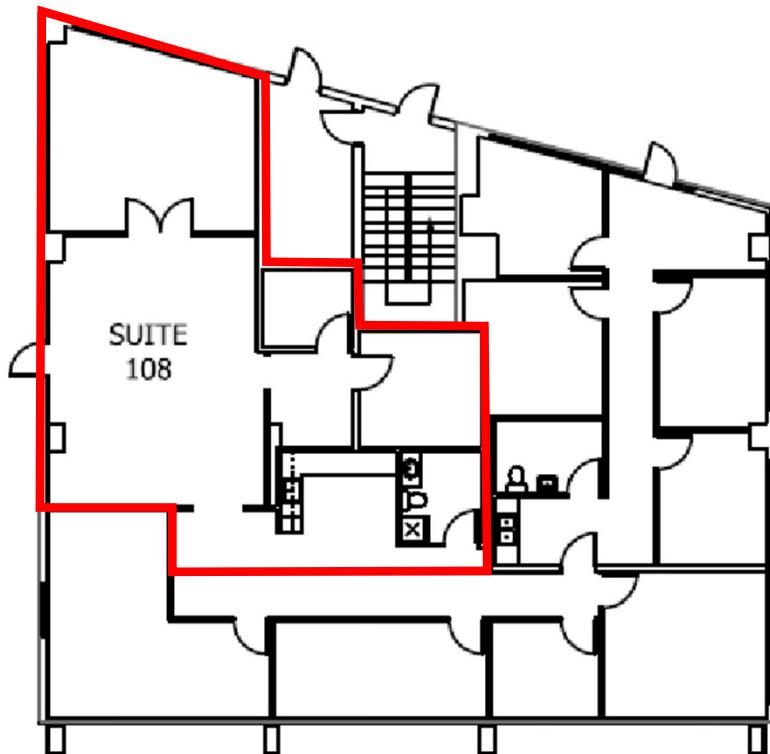
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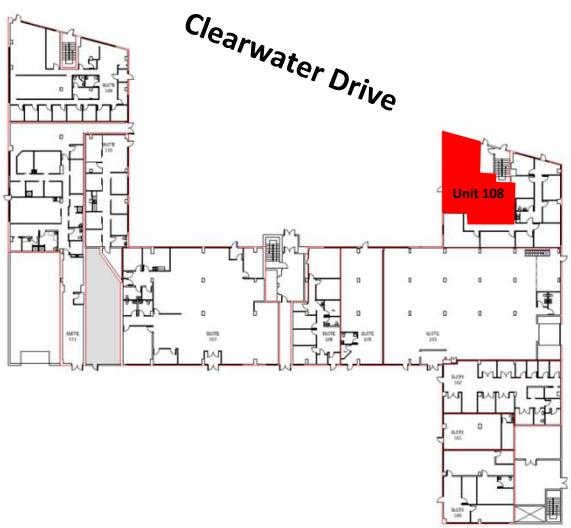
Safeway Holdings (Alberta) Ltd.

# RIVER RIDGE CENTRE: Available Space

## River Ridge Estates 8530 Manning Avenue Unit 108: 1,449 sf



### Zoning



Manning Avenue

**Franklin Avenue Re-Urbanization Zone  
PRA1 – Prairie West of Queen Mixed Use**

#### Permitted Uses:

- Food and Beverage Commercial
- Institutional and Civic
- Office Commercial
- Recreation Commercial
- Retail Commercial (<5,000 m<sup>2</sup> GFT)
- Service Commercial

#### Discretionary Uses

- Limited Commercial
- Restricted Commercial
- Tourism Commercial

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8530 Manning Avenue  
Unit 108: 1,449 sf**

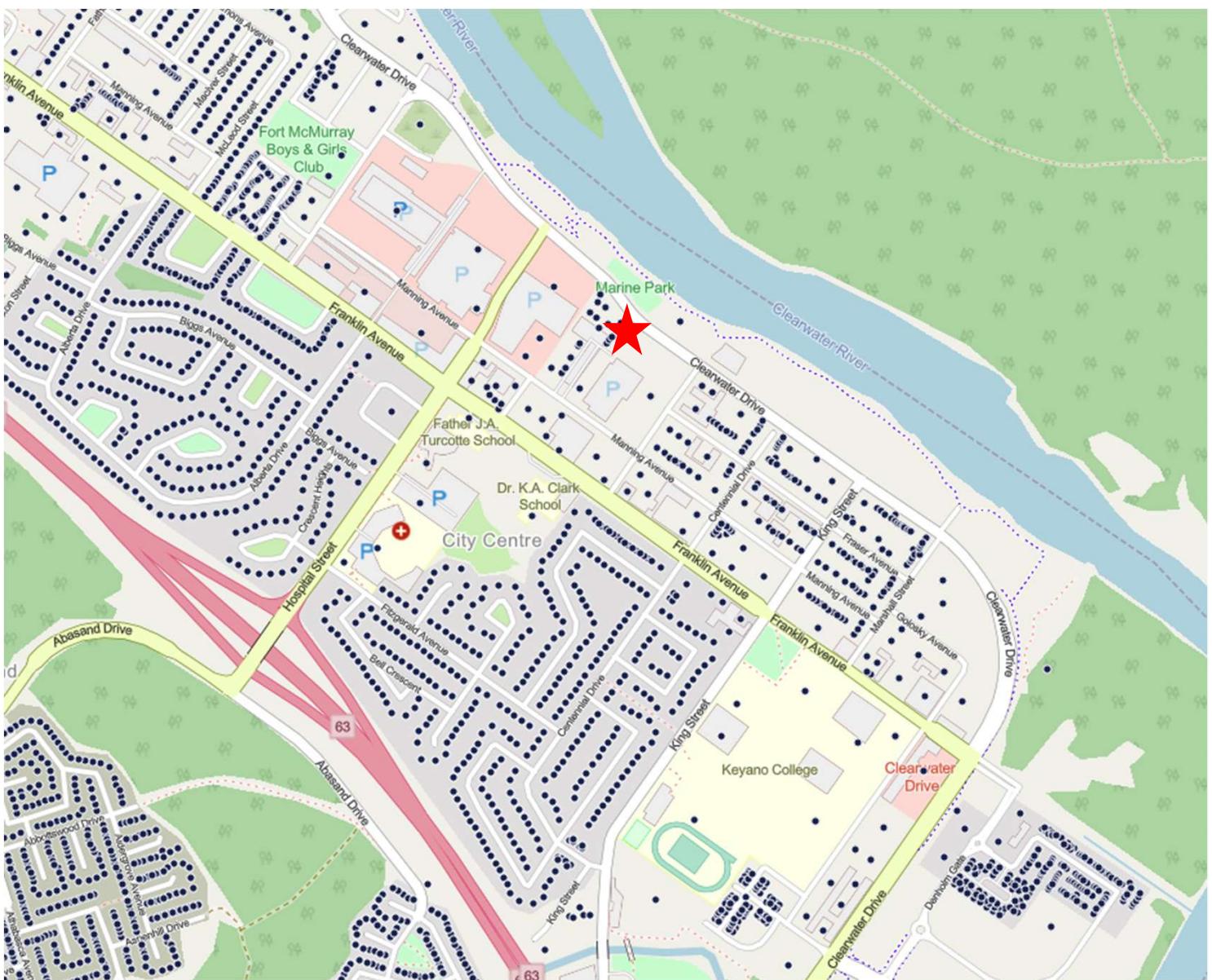
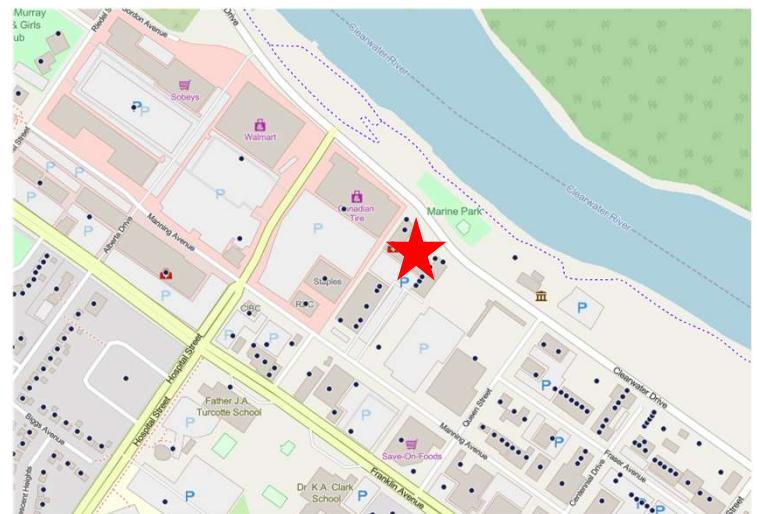
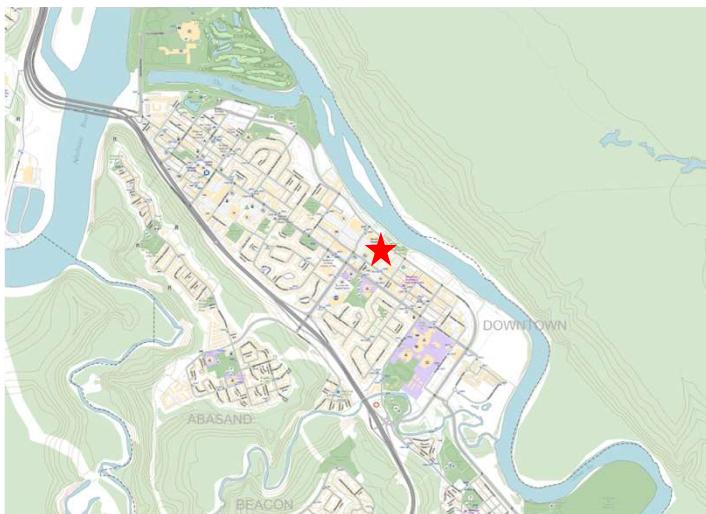


## RIVER RIDGE CENTRE: Available Space

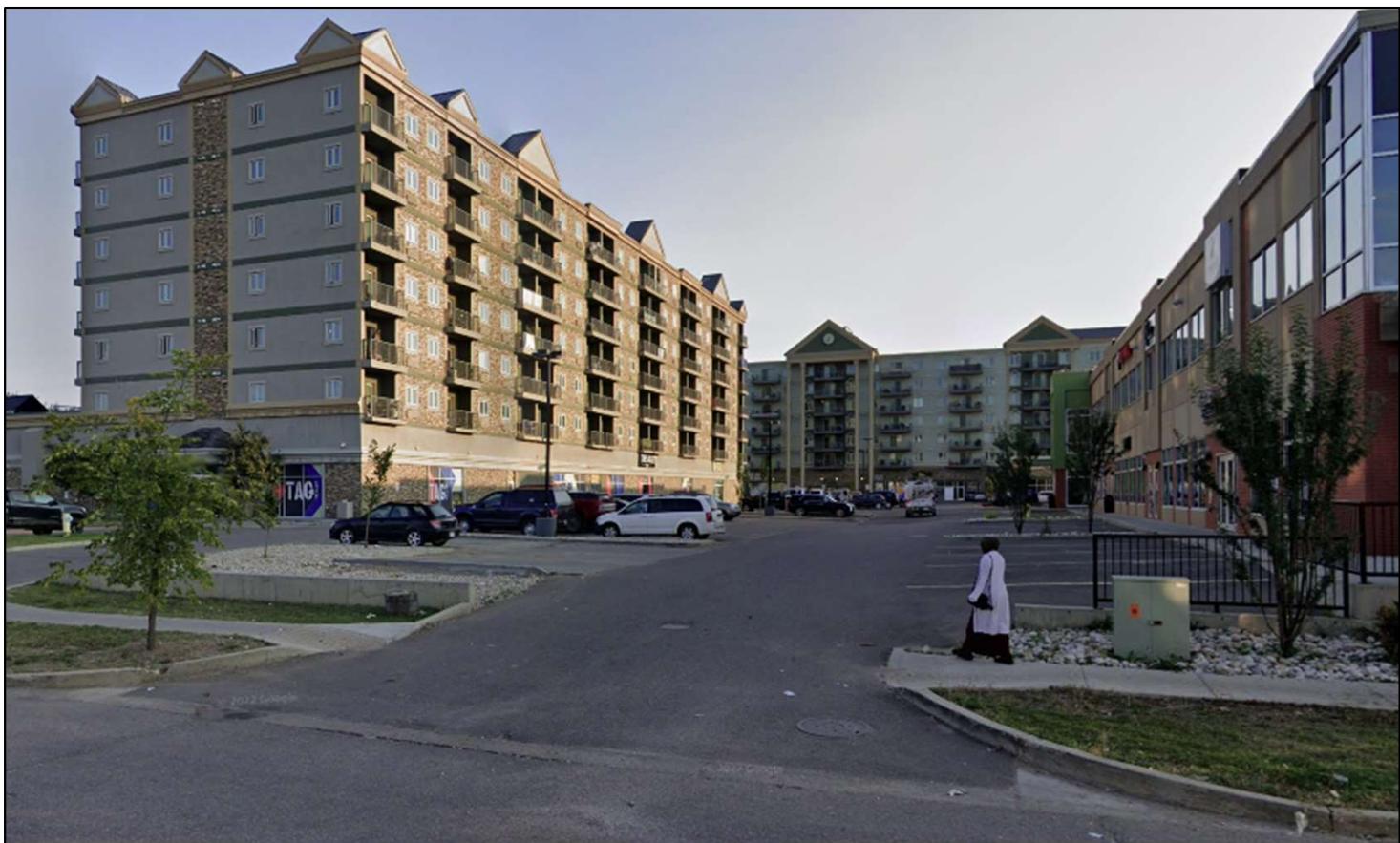
### River Ridge Estates 8530 Manning Avenue Unit 108: 1,449 sf



# RIVER RIDGE CENTRE: Location



# RIVER RIDGE CENTRE: Market Profile



## MARKET PROFILE

SIGNIFICANT UNMET OPPORTUNITY

**37%**

Outflow Available for Recapture

ROBUST COMMERCIAL/RETAIL DEMAND

**\$1,85B - \$3.23B**

2022-2030

HIGH HOUSEHOLD INCOME

**\$217,261**

2023 Average

YOUNG AFFLUENT CONSUMER BASE

**35**

Median Age

EMPLOYED IN WOOD BUFFALO

**15%**

of Canada's Oil & Gas Extraction industry  
workforce

OIL REMAINING IN THE ATHABASCA OIL SANDS

**158 BILLION BARRELS**

This means at least 100 years of activity.

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form part of any future contract. This offering may be altered or withdrawn at any time without notice.

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