



Quarry Ridge

**HOME DEPOT
OPENING
MAY 2026!**

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Quarry Ridge is the first stop for all traffic entering Fort McMurray from the south (Edmonton) and from the Fort McMurray International Airport (YMM).



New high-exposure retail development will be well-positioned on the south-west corner of Hwy #63 & MacKenzie Boulevard with **32,620 VPD (2024)**.



Fort McMurray has a young, resilient, high-income population which is fuelled by the northern Alberta oil & gas energy sector.



Quarry Ridge will feature a modern building design, with flexible bay sizes for various QSR, service retail and professional uses.



Join a strong mix of national retailers including Home Depot, Tim Horton's, 7-11, and Petro Canada.

MACKENZIE BLVD

HIGHWAY 63

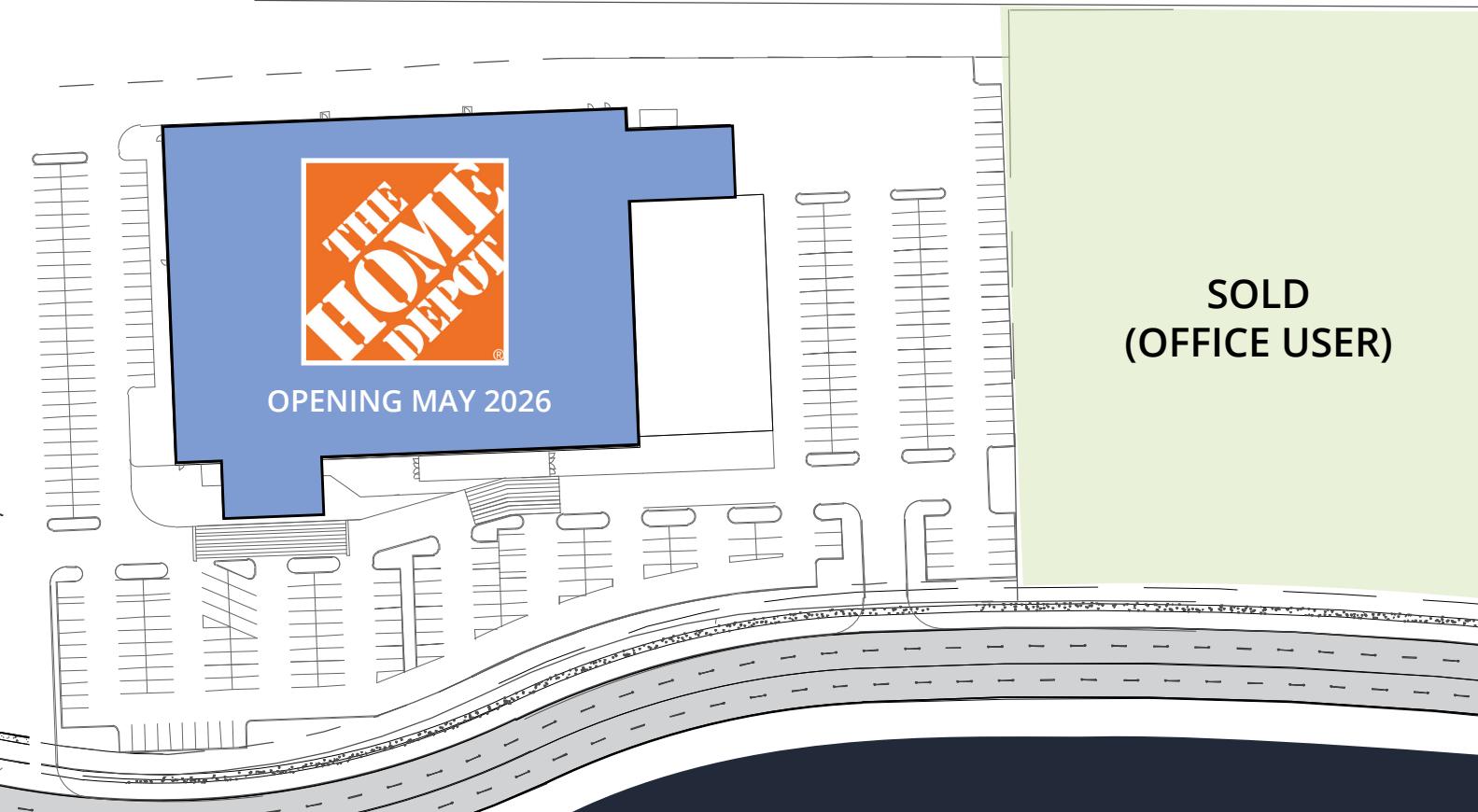
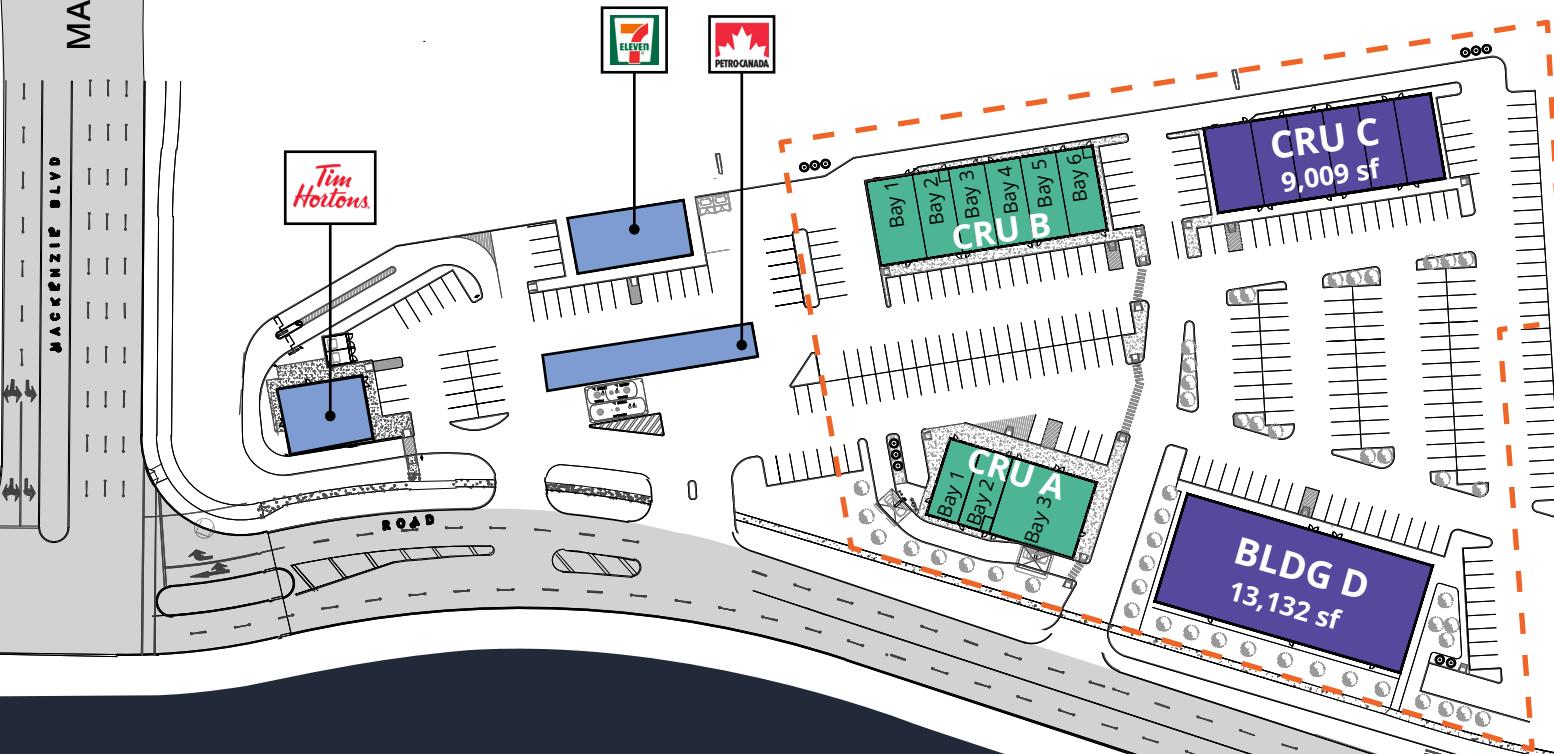
To Edmonton →

Available 2026

Pre-leasing

Site plan subject to change

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Quarry Ridge

CRU A



Address: 300 Quarry Road Drive, Fort McMurray, AB

Availability: Starting at ±1,000 sf

Parking: Ample Surface Parking

Timing: CRU A/B - Summer/Fall 2026 possession

Asking Rate: Market

Op. Costs: \$17.00 psf (est. 2026)

Zoning: Gateway District

CRU B



Availabilities:

CRU A

Bay 1: 1,477 sf
Bay 2: 1,401 sf
Bay 3: 2,751 sf*

CRU B

Bay 1: 2,036 sf
Bay 2: 1,293 sf
Bay 3: 1,417 sf

Bay 4: 1,370 sf
Bay 5: 1,393 sf
Bay 6: 1,323 sf

*demisable



CRU A

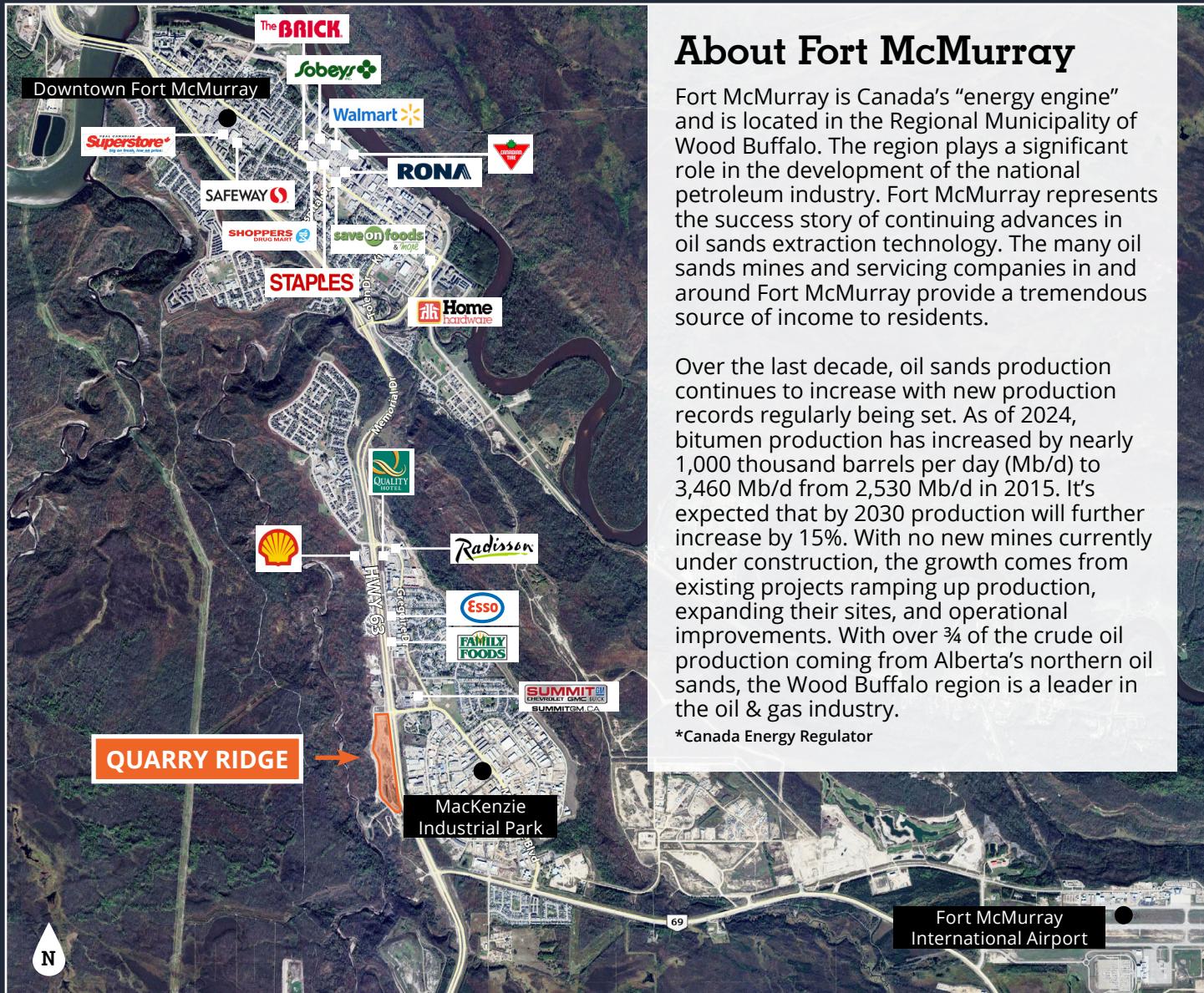


CRU B



For Lease

Highway 63 & MacKenzie Blvd, Fort McMurray, AB



About Fort McMurray

Fort McMurray is Canada's "energy engine" and is located in the Regional Municipality of Wood Buffalo. The region plays a significant role in the development of the national petroleum industry. Fort McMurray represents the success story of continuing advances in oil sands extraction technology. The many oil sands mines and servicing companies in and around Fort McMurray provide a tremendous source of income to residents.

Over the last decade, oil sands production continues to increase with new production records regularly being set. As of 2024, bitumen production has increased by nearly 1,000 thousand barrels per day (Mb/d) to 3,460 Mb/d from 2,530 Mb/d in 2015. It's expected that by 2030 production will further increase by 15%. With no new mines currently under construction, the growth comes from existing projects ramping up production, expanding their sites, and operational improvements. With over ¾ of the crude oil production coming from Alberta's northern oil sands, the Wood Buffalo region is a leader in the oil & gas industry.

*Canada Energy Regulator

FORT MCMURRAY DEMOGRAPHICS

*Sitewise 2024



36.2

Median Age



\$218,208

Average Household Income



77,169

Population

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