



FOR LEASE | 10013 MACDONALD AVENUE

## Affordable, Flexible Use Lower Level Space Downtown

2875 SF Affordable, Flexible Use Lower Level Space in Fort McMurray. Centrally located in Downtown, conveniently situated near the corner of MacDonald Avenue and Morrison Street. Make a home for your business in this very affordable space with a large open area, washroom, and office/storage area. Current development could satisfy a wide range of business uses such as office, retail, professional uses, medical, spa, and more. Ample shared and street parking with front and rear access. Zoned CBD1. OP costs are \$5 PSF for TMI (Taxes, Maintenance/Snow Removal, Insurance).



 FORTMCMURRAY  
COMMERCIALPROPERTIES.COM  
 9905 SUTHERLAND ST.  
FORT MCMURRAY, AB  
T9H 1V3

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**SUSAN LORE** REALTOR®  
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**TRISTAN PARKER** REALTOR®  
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## PROPERTY INFORMATION

<b>RATE:</b>	<b>\$10.00 PSF</b>
<b>OP COSTS:</b>	<b>\$5.00 PSF</b> (TMI - Tax, Maintenance/Snow Removal, Insurance)
<b>LEGAL ADDRESS:</b>	Plan 616AO, Block 14, Lot 6,7
<b>MUNICIPAL ADDRESS:</b>	10013 MacDonald Avenue, Fort McMurray, AB T9H 1S9
<b>ZONING:</b>	CBD1
<b>LOCATION:</b>	Downtown
<b>PROPERTY SIZE:</b>	2,875 SF (+/-)



### LOCATION INFORMATION:

This central accessible location is steps away from the new Kiyam Community Park, Nomad Hotel, and the Red Arrow and Main Bus Terminal. Take advantage of the close access to Highway 63 and the nearby restaurants, shopping centres, and gas stations. This location is also close to the MacDonald Island Park, Canada's largest community recreational, leisure centre with activities and events for all ages.



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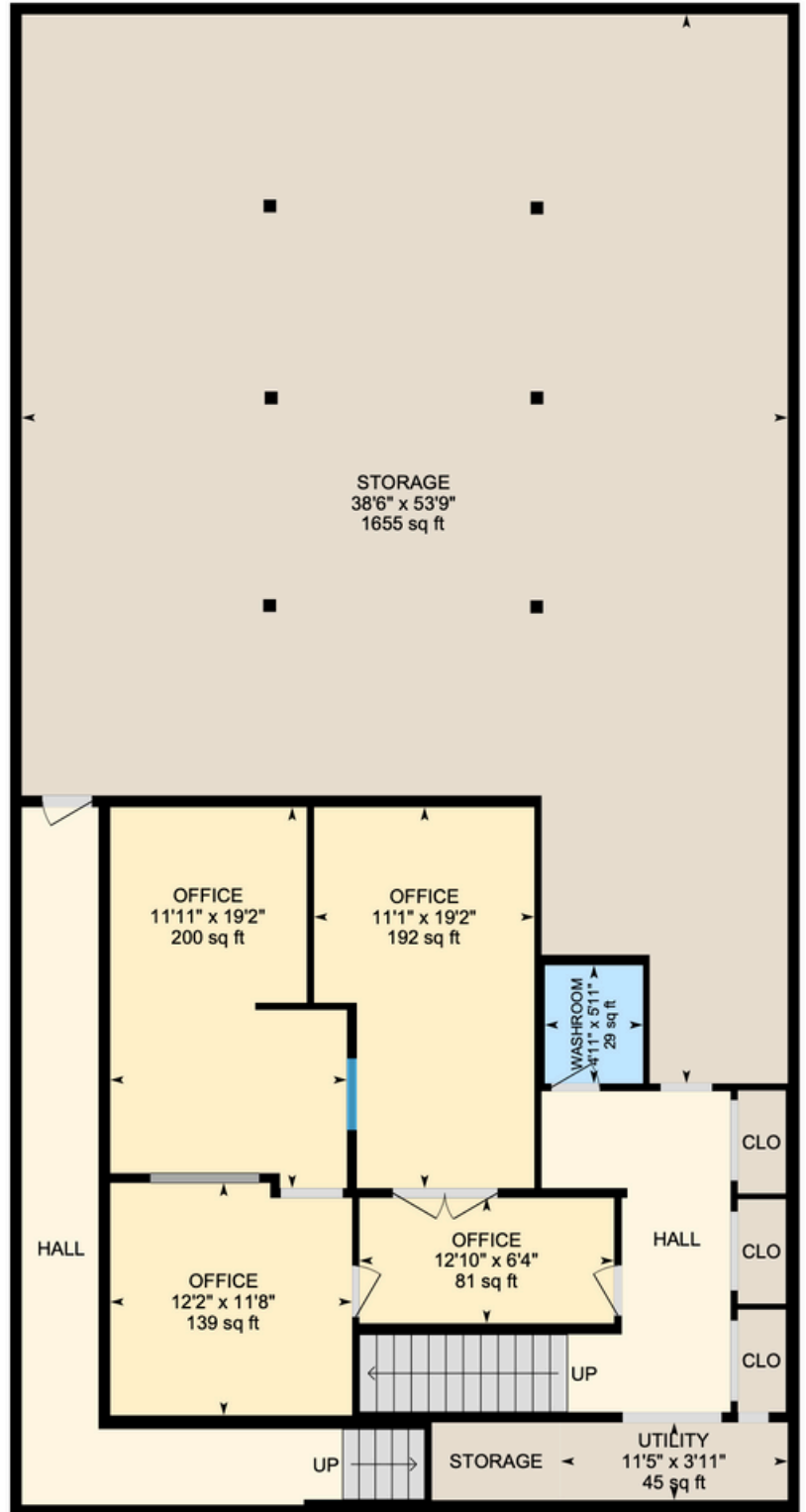
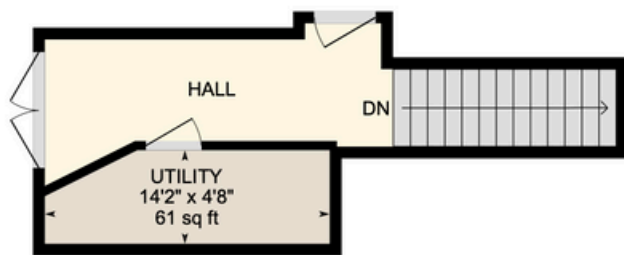
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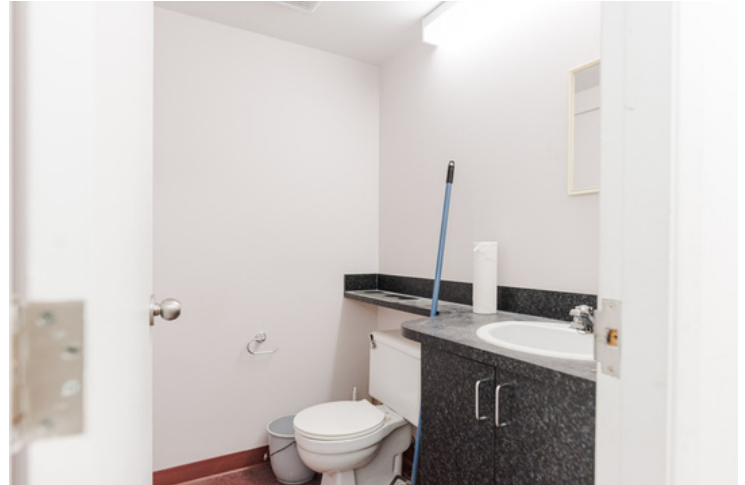
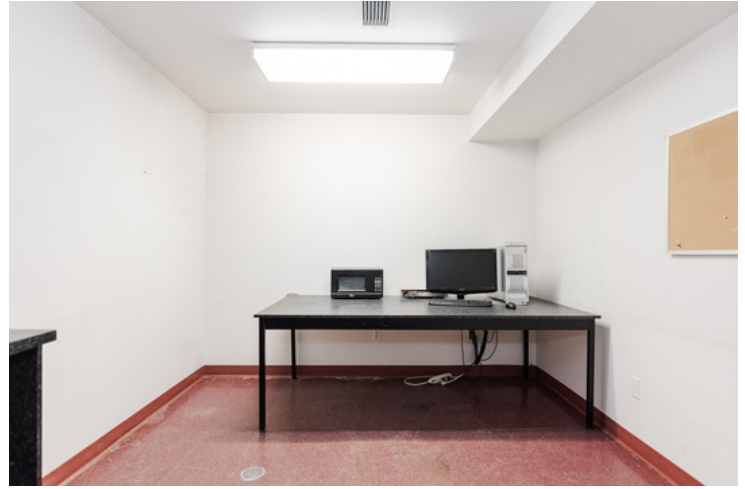
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