

FOR LEASE



103-11721 MacDonald Drive
Most Affordable Lease Rate
Located in Downtown Fort McMurray



Susan Lore REALTOR | 780.714.1060
www.theloregroup.com

9905 Sutherland Street Fort McMurray T9H 1V3
PH: 780.714.5050 | FAX: 1.888.371.1470

PROPERTY INFORMATION

YEAR BUILT

- 1972

ZONING

- C2

RATE

- \$6.80 PSF
- Op Costs \$9.00 PSF includes water, gas, and power, professional management and common area maintenance, yard care and snow removal

SIZE

- 1,523 SQ FT



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PROPERTY INFORMATION

FEATURES

• EXTENSIVE RECENT IMPROVEMENTS INCLUDE:

- All tile removed and all drywall repaired and/or replaced
- All walls and trim re-painted
- All ceiling tiles replaced with new tiles.
- All outlets and fixtures inspected and repaired.
- All plumbing inspected, steam cleaned, and repaired.
- All ventilation and air supply inspected and modernized.
- Brand new lights and fixtures
- Brand new flooring installed
- Energized parking stall #182D for owner/operator
- Over 10 parking stalls designated for customers

• SECURE

- Front of business monitored by CCTV cameras.
- First property in Fort McMurray to achieve RCMP Crime Free designation.
- 24/7 patrolled licensed security.

• WELL MANAGED

- Management rating of “superior” from 2020 accredited independent inspections.
- Housekeeping rating of “superior” from 2020 accredited independent inspections.

• REACH CUSTOMERS IMMEDIATELY

- River Park Glen has a market of 1,000+ potential customers living right on site.
- Promote your business to residents in the development. FREE through the Landlord reception desk with professional management in the building during business hours.



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