



# FOR LEASE

## 8102 FRASER AVENUE #21

### RETAIL/OFFICE SPACE



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# PROPERTY INFORMATION

<b>MUNICIPAL ADDRESS:</b>	8102 Fraser Ave #21, Fort McMurray
<b>BUILDING SIZE:</b>	1,380 SF
<b>ZONING:</b>	PRA2
<b>PARKING:</b>	Ample Shared Surface
<b>AVAILABLE:</b>	July 1, 2020
<b>LEASE RATE:</b>	\$30.00 SF
<b>OP COSTS:</b>	\$6.00 SF utilities separately metered
<b>TAXES:</b>	<b>No property taxes for 5 years</b>

Fantastic opportunity in the bustling new River Station District. This developed 1380 SF Ground floor bay is move in ready with 2 pc bath, rear man door and excellent ground floor retail exposure. Ample shared surface guest parking included. The River Station District serves as a hub for an exciting, new urban centre in Fort McMurray. Located along the Clearwater River, The River Station District has a rich history and historical significance where the railway met the barges that came here in 1942. Offering a variety of commercial spaces including retail and furnished office space. In close proximity to the highly sought after Waters Edge luxury condos, this growing waterfront community is becoming the new heartbeat of downtown. Surround your business with other attractive shops and restaurants including Dedicate Kitchen, Mindful Elevation, Pizza Hut, Higher Health, Avenue Coffee Maxwell Medical Centre, The Fort Martial Arts and many more. Supported by the Ramada hotel. Operation costs \$6.00 PSF, No property taxes for 5 years. Utilities metered separately.



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