

FOR LEASE | UNIT 101 - 307 ATHABASCA AVENUE

Exclusive Commercial Strip Mall in Abasand

This space can be demised into two for smaller users. Property is set within the only commercial development located in the Abasand area. This 4,100 SF end space offers easy, direct access to Downtown and high visibility for local and passing traffic. This space includes 3 new furnaces with venting/ducting & A/C. New windows, doors, drywall, Roxul insulation/sound barrier (double layer). Side glass door designed for future patio. The surrounding area reflects a strong market with good demographics, and it is comprised of single/multi-family residential homes. Retailers include Anchor Tenant Esso Service Station, Liquor Store and office Tenant. Ample Shared Customer parking. Op Costs, Utilities Separate.



(780) 370-3325

THELOREGROUP.COM

9905 SUTHERLAND ST.
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COMMERCIAL VALUATION | BUYER | TENANT & LANDLORD SERVICES

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PROPERTY INFORMATION

RATE: \$25.00 PSF
OP COSTS: \$8 PSF (utilities metered separately)

MUNICIPAL ADDRESS: 101-307 Athabasca Avenue,
Fort McMurray, AB T9J 1G9

LEGAL ADDRESS: Plan 7822728, Block 3, Lot 5

ZONING: C2

LOCATION: Abasand

MLS® #: FM0158259

PROPERTY SIZE: 4,100 SF

FEATURES:

- Property is set within the only commercial development located in the Abasand area
- Offers easy, direct access to Downtown and high visibility for local and passing traffic
- 3 new furnaces with venting/ducting & A/C
- New windows, doors, drywall, Roxul insulation / sound barrier (double layer).
- Side glass door designed for future patio.
- The surrounding area reflects a strong market with good demographics, and it is comprised of single/multi-family residential homes.
- Retailers include Anchor Tenant Esso Service Station, Liquor Store and office

UNIT # 102 - LEASED

PROPERTY SIZE: 1,600 SF



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