

FOR LEASE: MAIN FLOOR RETAIL/COMMERCIAL SPACE

RADIUM BUILDING

8106 Fraser Avenue
Fort McMurray, Alberta

Unit 21: 2,531 sf

Unit 29: 2,285 sf C/L*

Total: 4,870 sf

* Conditionally Leased



FEATURES

- ✓ 6,081 sf of contiguous space available
- ✓ Ample surfaces parking stalls
- ✓ Competitive Rental Rates
- ✓ Operating Costs: \$10.89 psf (2025/2026 est.)
- ✓ Central location near Hospital & shopping
- ✓ Supported by surrounding residential units

CONTACT US

Colin Macdonald
Director of Leasing
(403) 875-7233

cmacdonald@estancia.ca

Andrew Borle
VP Real Estate Services
(403) 750-2220

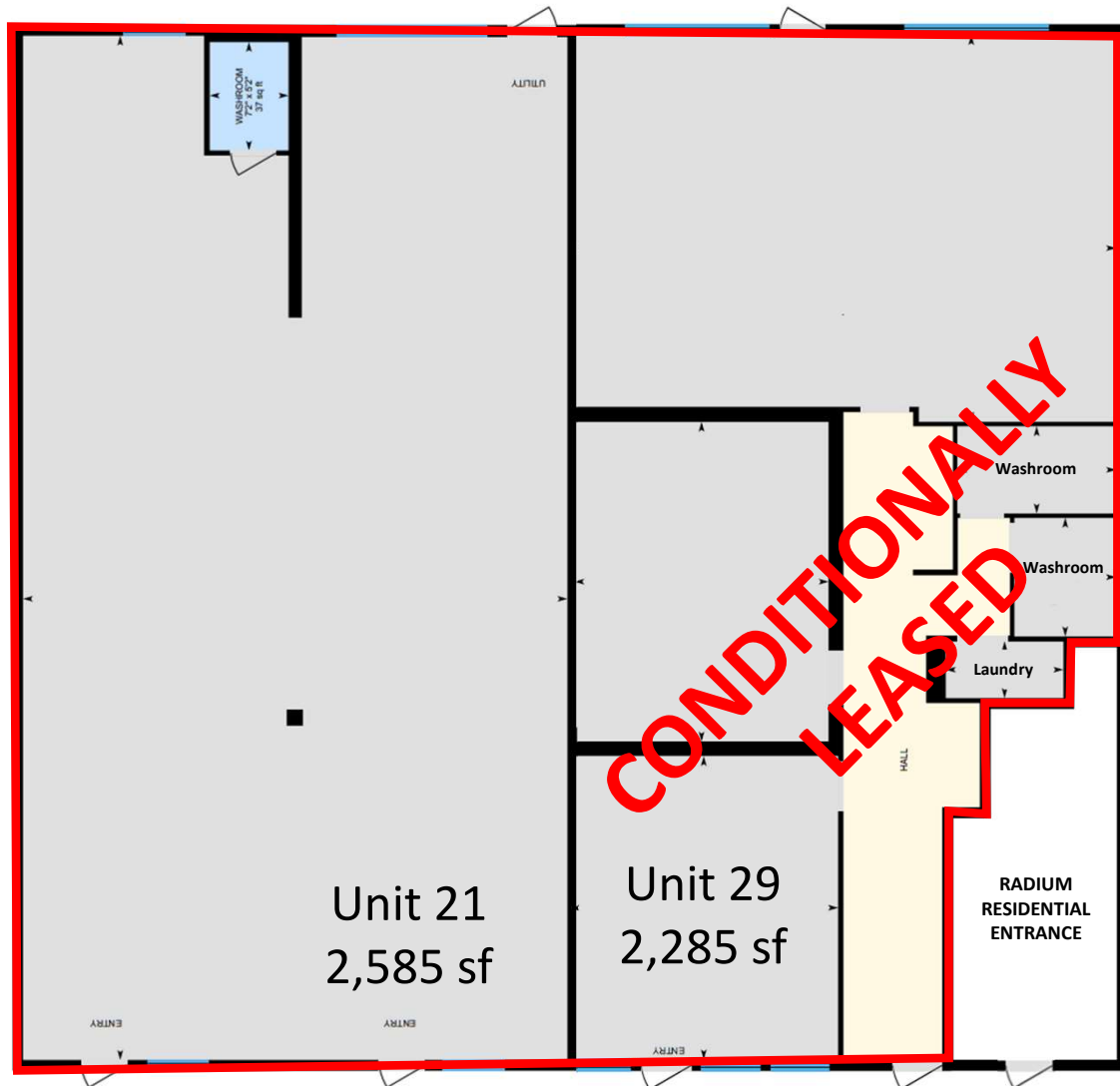
aborle@estancia.ca



Safeway Holdings (Alberta) Ltd.

RADIUM BUILDING: Available Space

Radium Building
8106 Fraser Avenue
Units 21 & 29: 4,870 sf Contiguous

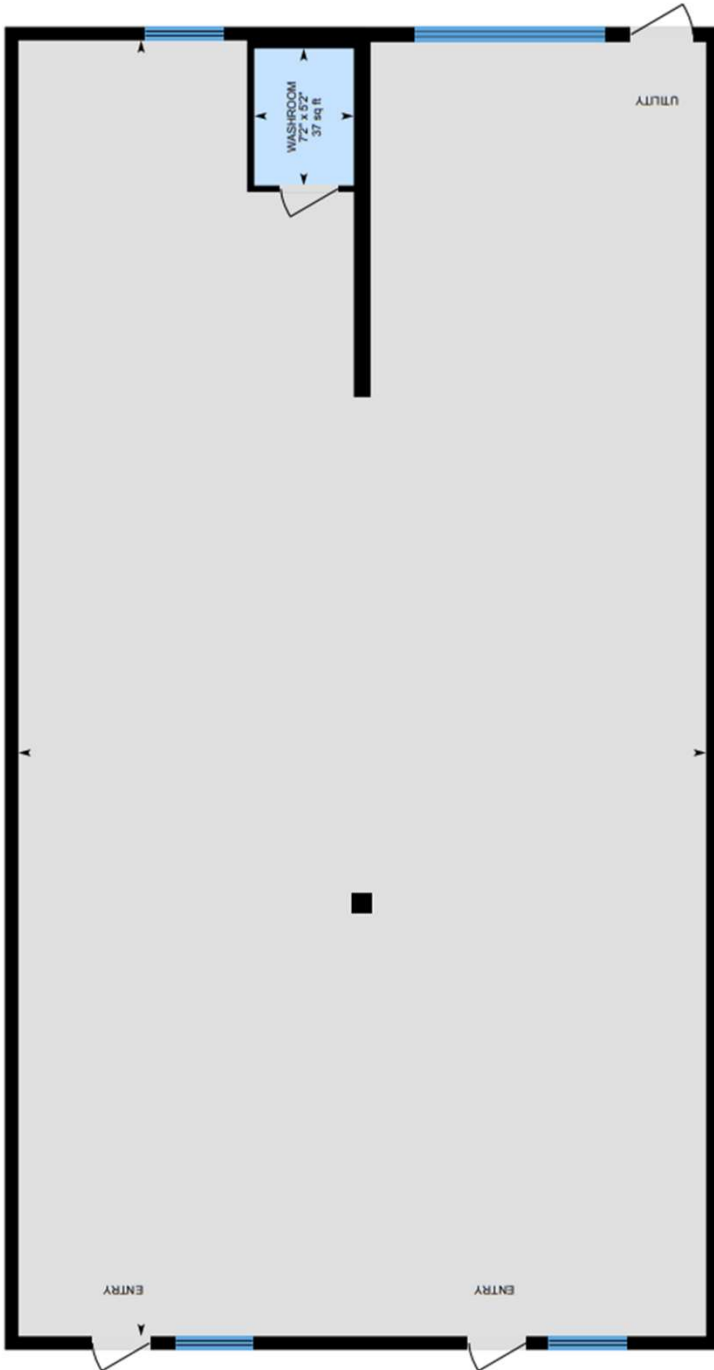


Zoning

- Franklin Avenue Re-Urbanization Zone | PRA2 – Prairie East of Queen Mixed Use
- **Permitted Uses:** Food and Beverage Commercial, Institutional and Civic, Office Commercial, Recreation Commercial, Retail Commercial (<5,000 m2 GFT), Service Commercial.
- **Discretionary Uses:** Limited Commercial, Restricted Commercial, Tourism Commercial

RADIUM BUILDING: Available Space

Radium Building
8106 Fraser Avenue
Unit 21: 2,531 sf



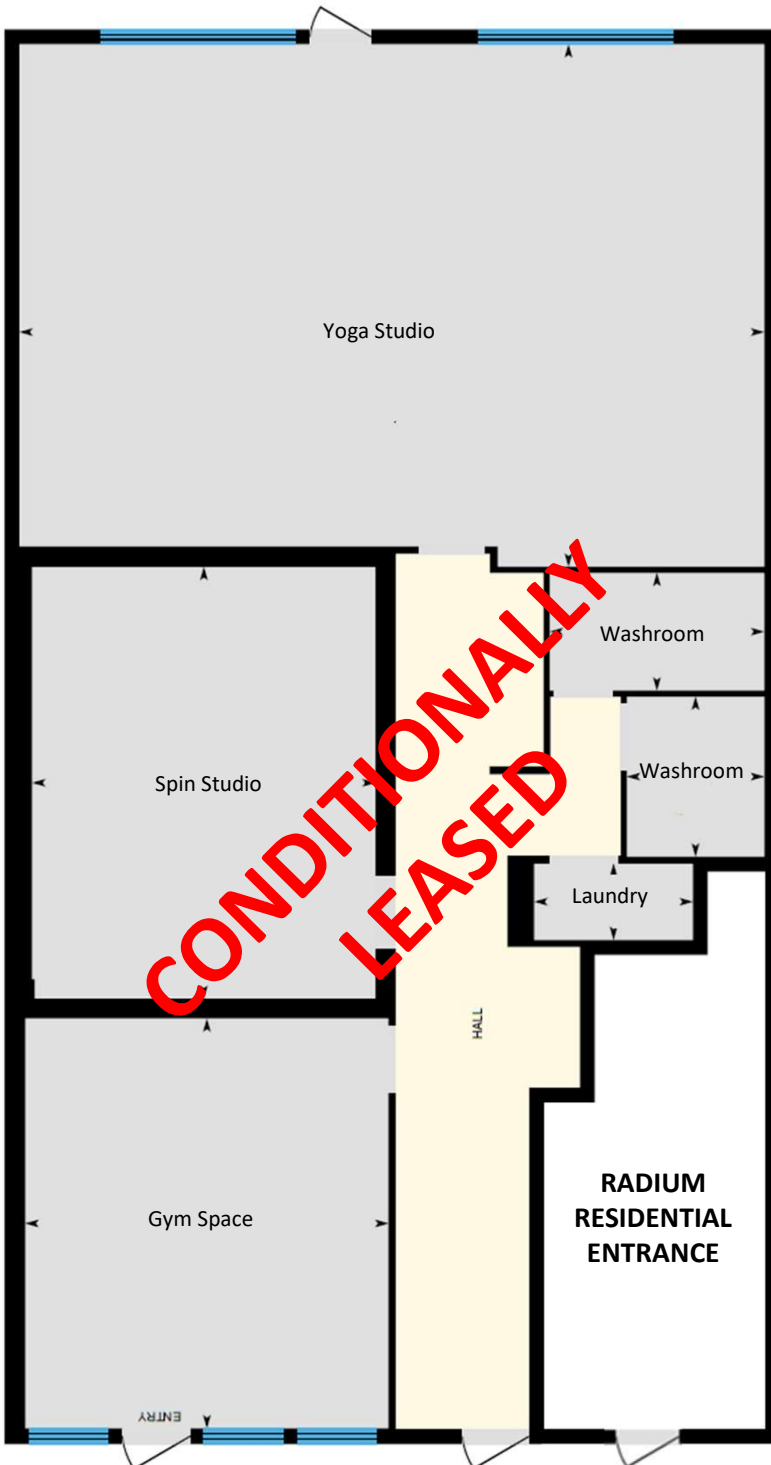
Existing Improvements

- ✓ Open space
- ✓ Shop sink
- ✓ One washroom



RADIUM BUILDING: Available Space

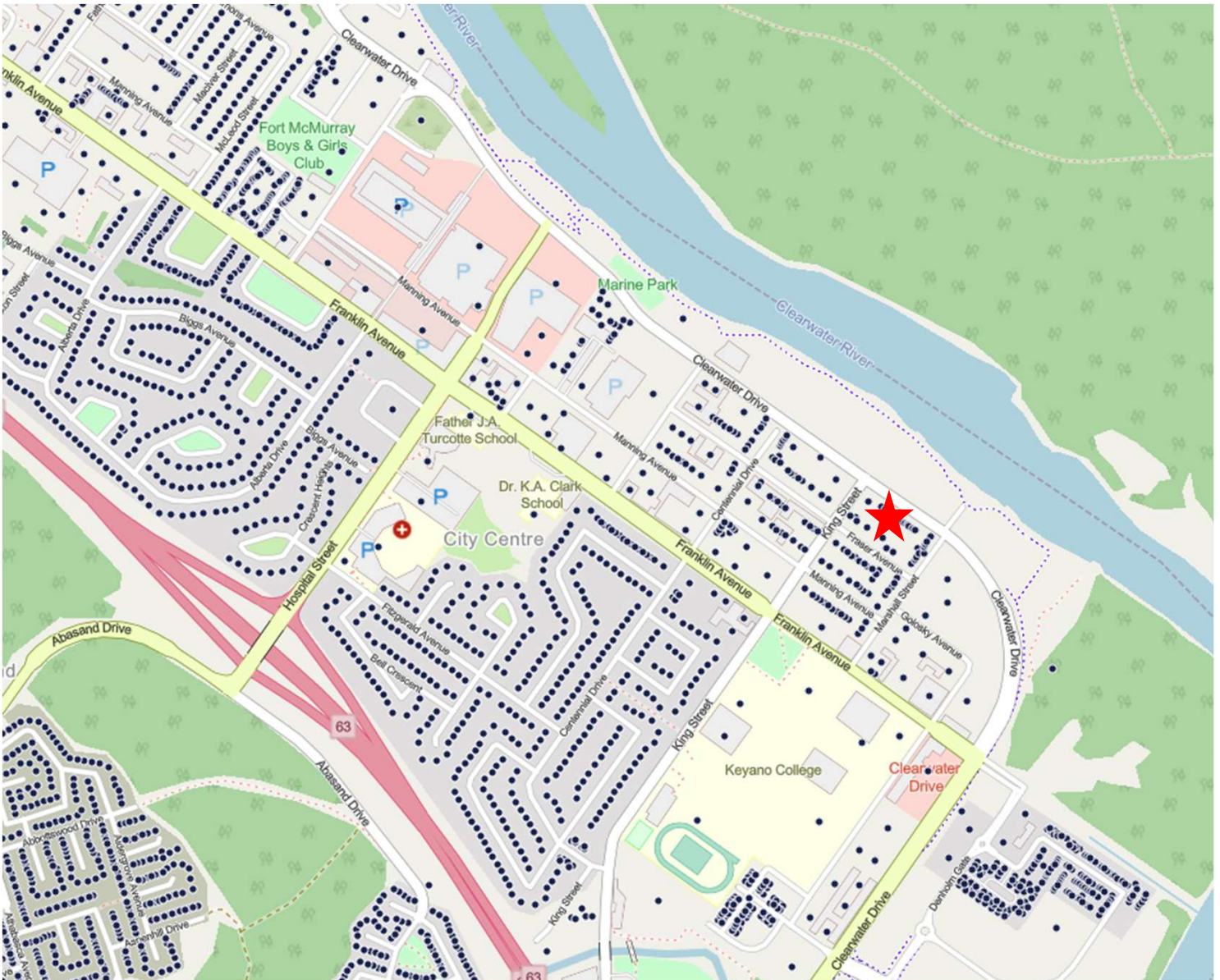
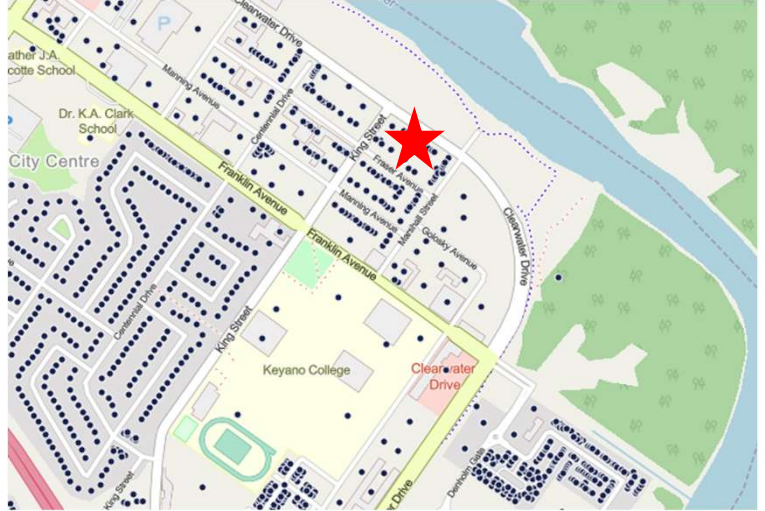
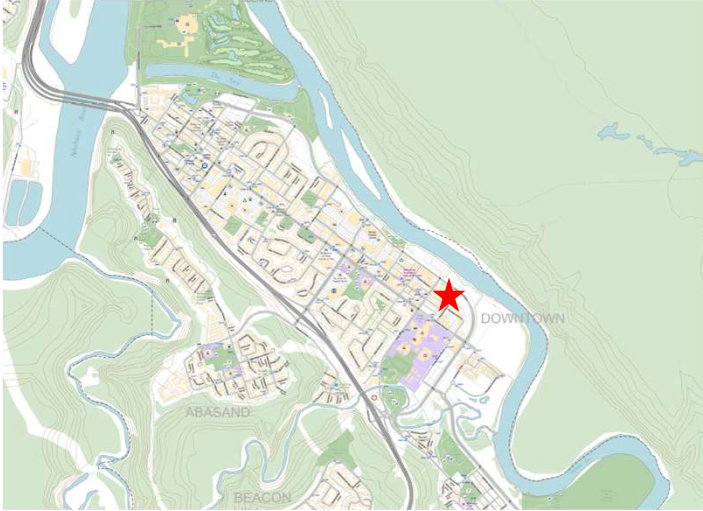
Radium Building
8106 Fraser Avenue
Unit 29: 2,285 sf



Existing Improvements

- ✓ Infrastructure built out for a fitness user
- ✓ Gym space
- ✓ Spin studio
- ✓ Yoga studio
- ✓ 2 Washrooms roughed in
- ✓ Laundry rough-ins
- ✓ Ready for new tenant's finishes
- ✓ Layout can be modified for other uses (e.g. Retail, Medi-Spa)

RADIUM BUILDING: Location



RADIUM BUILDING: Market Profile



MARKET PROFILE

SIGNIFICANT UNMET OPPORTUNITY

37%

Outflow Available for Recapture

ROBUST COMMERCIAL/RETAIL DEMAND

\$1,85B - \$3.23B

2022-2030

HIGH HOUSEHOLD INCOME

\$217,261

2023 Average

YOUNG AFFLUENT CONSUMER BASE

35

Median Age

EMPLOYED IN WOOD BUFFALO

15%

of Canada's Oil & Gas Extraction industry
workforce

OIL REMAINING IN THE ATHABASCA OIL SANDS

158 BILLION BARRELS

This means at least 100 years of activity.

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form part of any future contract. This offering may be altered or withdrawn at any time without notice.

CONTACT US:

Colin Macdonald
Director of Leasing
(403) 875-7233
cmacdonald@estancia.ca



Safeway Holdings (Alberta) Ltd.

Andrew Borle
VP Real Estate Services
(403) 750-2220
aborle@estancia.ca