

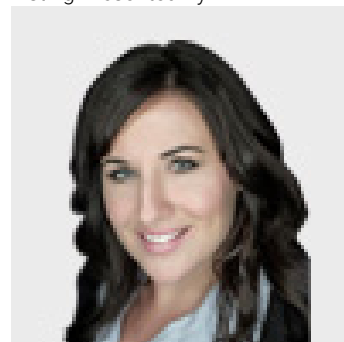


118 Millennium Drive Fort McMurray Alberta

\$35

3657 SF of Flexible Retail Space with grade loading. Built out with a large open area ready for development ideas, washroom, staff/lunch room with kitchenette and janitorial room and can be built out to accommodate a multitude of uses including professional office, medical, and retail. This is an exceptionally located corner unit with valuable exposure to Millennium Drive traffic. Only steps away from Boston Pizza, Independent Foods, Circle K convenience store, and Royal Bank of Canada and located inside The Sienna building with The Clearwater Hotel Suites, which are fully furnished and offer flexible rental options. Take advantage of these easily accessible shops and services located within minutes of the majority of Timberlea homes. A well-rounded roster of tenants such as Timberlea Licensing & Registry, Accel Physical Therapy, McMurray Regional Law Office, Premium Meats, and Pizza Plus restaurant. Ample paved parking. Operation costs \$8.00 PSF, Taxes \$4.00 PSF, and utilities metered separately. Available for immediate possession. (id:6769)

Listing Presented By:



Originally Listed by:
COLDWELL BANKER UNITED

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