



122 Millennium Drive Fort McMurray Alberta

\$38

Turnkey Fully Developed Retail or Professional Office Opportunity. Prominently located in the Timberlea business district of Fort McMurray conveniently situated on the corner of Millennium and Powder Drive. Exceptional location with prime retail in the building. Make a home for your business in this beautiful space featuring Reception, Large board Boardroom, 13 offices, a workstation, 2 washrooms, storage, file, copy, media rooms, and staff/kitchen area. THIS SPACE CAN BE EASILY DEMISED AND OPENED UP TO SUIT RETAIL USE. Architectural interior with glass partition walls, this sleek design provides the office an open, engaging, and professional feel enabling a flexible, versatile layout to increase productivity, creativity, communication, and morale. The mixed-use building features ground floor retail and professional office with ample paved parking. This premium location is steps away from Boston Pizza, Independent foods, Circle K convenience store and located inside The Cortona 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 and Eagle Ridge homes. A well-rounded roster of tenants such as, Benjamin Moore, Timberlea Licensing & Registry, Accel Physical Therapy, Premium Meats, and Pizza Plus restaurant. Operation costs \$8.00 PSF, Taxes \$4.00 PSF, and utilities metered separately. (id:6769)

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