

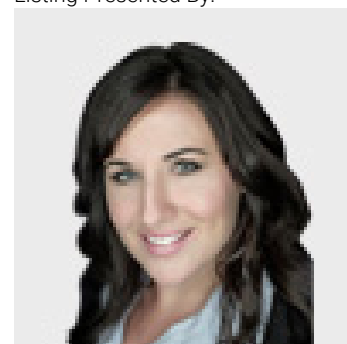


## 200 Parent Way Fort McMurray Alberta

\$17

1175 SF of Affordable & Flexible Space For Lease. Ideal for entertainment venue, lounge, medical, wellness, meeting/work or a professional office user. Bright & open space with oversized windows can be customized to best suit tenant use. Supported by Travelodge Hotel guests and Prominently located in the Travelodge by Wyndham on the south side of Fort McMurray in the community of Gregoire with exceptional exposure directly fronting Highway 63. The area vibrant community of Gregoire is surrounded by Prairie Creek, Beaconhill and Saprae Creek residential communities and Gregoire, Mackenzie, L Roberts, YMM industrial parks and the International airport. Close proximity to fun-filled amenities such as the Points West Trail system, Vista Ridge All Seasons Park, Clearwater Horse Club, Keyano College Industrial Campus and the Oilsands Discovery Centre and nearby Rotary Links Golf Course, an 18-hole course, all of which draw business to the location. Ample parking surface parking and both front and rear access. Easily accessible by public transit; Gross lease rate includes utilities and operating costs. GET 6 MONTHS RENT FREE FOR START UP (id:6769)

Listing Presented By:



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**RE/MAX**

**RE/MAX Fort McMurray**

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