

\$1,250 - 2, 10216 Centennial Drive, Fort McMurray

MLS® #A2266597

\$1,250

0 Bedroom, 0.00 Bathroom, 1,500 sqft
Retail

Downtown, Fort McMurray, Alberta

FOR LEASE – AFFORDABLE UPPER FLOOR COMMERCIAL SPACE | DOWNTOWN FORT McMURRAY This versatile upper-floor space offers an excellent opportunity for a variety of business types, including office, spa, yoga, service-based, non-profit, and professional uses. The premises feature two common washrooms shared by only two tenants, providing convenience and privacy, along with ample on-site parking for clients and staff. Located in the heart of Downtown Fort McMurray, this desirable corridor offers excellent visibility and accessibility, supported by surrounding medium- to high-density residential and commercial development, and quick access to Highway 63. With low operating costs of just \$3.00 PSF (including water), separately metered power, and tenant's proportionate share of gas, this is an economical and practical option for growing businesses. The landlord is offering three months of base rent free on a five-year term, along with a \$2,500 tenant improvement allowance for flooring. Immediate occupancy is available – secure this affordable downtown space today and enjoy exceptional value, flexibility, and convenience in one of Fort McMurray's most active business districts. (id:6289)

Built in 1978

Essential Information



Listing #	A2266597
Price	\$1,250
Bathrooms	0.00
Square Footage	1,500
Year Built	1978
Type	Retail

Community Information

Address	2, 10216 Centennial Drive
Subdivision	Downtown
City	Fort McMurray
Province	Alberta
Postal Code	T9H1Y5

Interior

Heating	Natural gas
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Listing Details

Listing Office	COLDWELL BANKER UNITED
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Listing information last updated on October 26th, 2025 at 6:31am CDT