

# \$14 - Lower Level, 200 Parent Way, Fort McMurray

MLS® #A2208314

**\$14**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.28 Acres

Gregoire Park, Fort McMurray, Alberta

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

Built in 2003

## Essential Information

MLS® #	A2208314
Price	\$14



Bathrooms	0.00
Acres	1.28
Year Built	2003
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### **Community Information**

Address	Lower Level, 200 Parent Way
Subdivision	Gregoire Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5E6

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	38
Zoning	C4

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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