

\$1,250 - 202, 10216 Centennial Drive, Fort McMurray

MLS® #A2266597

\$1,250

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

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.

Built in 1978

Essential Information



MLS® #	A2266597
Price	\$1,250
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	202, 10216 Centennial Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1Y5

Interior

Heating	Natural Gas
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Additional Information

Date Listed	October 24th, 2025
Days on Market	24
Zoning	PRA2

Listing Details

Listing Office	COLDWELL BANKER UNITED
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