

\$38 - 4, 122 Millennium Drive, Fort McMurray

MLS® #A2178833

\$38

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Timberlea, Fort McMurray, Alberta

FOR LEASE â€“ 1,467 SF RETAIL /
MULTI-USE SPACE IN TIMBERLEA

Make a home for your business in this versatile 1,467 sq. ft. space featuring a large open retail area, 2-piece washroom, and rear storage or office area. This ground-floor, walk-up unit offers front and rear access, ample shared paved parking, and excellent visibility in one of Timberleaâ€™s most active commercial corridors. The open layout provides flexibility for a wide range of uses, including retail, service, medical, health and wellness, boutique fitness, salon, or professional office.

Prominently positioned at the corner of Millennium Drive and Powder Drive, this property is conveniently clustered with a strong mix of complementary businesses, including Boston Pizza, Independent Foods, Circle K, Renu Fitness Club (womenâ€™s gym), Benjamin Moore, Timberlea Licensing & Registry, Accel Physical Therapy, Premium Meats, Spoiled Rotten Salon & Spa, Drug Store, and Pizza Plus Restaurant. Located within The Cortona Suites, which offer fully furnished accommodations with flexible rental options, this space benefits from consistent local traffic and a built-in customer base. Situated in the heart of the Timberlea business district, this location provides excellent exposure and accessibility, serving the majority of Timberlea and Eagle Ridge residents and within minutes of major routes and amenities. Zoned C3 â€“ Commercial



Mixed Use, with operating costs of \$8.00 PSF, taxes of \$4.00 PSF, and utilities metered separately, this space offers affordability and convenience in one of Fort McMurray’s most desirable neighbourhoods.

This is an excellent opportunity to establish your business in a flexible, high-traffic location surrounded by thriving local operators and essential community services.

Built in 2007

Essential Information

MLS® #	A2178833
Price	\$38
Bathrooms	0.00
Acres	0.00
Year Built	2007
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	4, 122 Millennium Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2S8

Interior

Cooling	Central Air
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Exterior

Construction	Wood Frame
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Additional Information

Date Listed	November 15th, 2024
Days on Market	370
Zoning	C3

Listing Details

Listing Office COLDWELL BANKER UNITED

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