# \$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 – 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 Timberlea'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 (women'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

**Exterior** 

Construction Wood Frame

### **Additional Information**

Date Listed November 15th, 2024

Days on Market 340 Zoning C3

## **Listing Details**

Listing Office COLDWELL BANKER UNITED

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