

# \$1,700 - 118, 11721 Macdonald Drive, Fort McMurray

MLS® #A2238910

**\$1,700**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Fort McMurray, Alberta

Prime Office/Retail Space for Lease â€“  
Turnkey Opportunity in River Park Glen  
Now availableâ€”an exceptional 1,073.73 SF  
commercial unit ideally suited for retail, office,  
or professional services. This well-appointed  
space offers outstanding value with an  
affordable lease rate that includes all utilities  
and operational costsâ€”property taxes,  
condominium fees, gas, electricity, and sewer.  
Hot/Cold water and Sanitary are available in  
the space. The only additional expenses are  
internet and phone services.  
Located in the heart of River Park Glen, one of  
Fort McMurrayâ€™s most recognized  
high-density mixed-use communities, this  
space is move-in ready and provides access to  
shared tenant washrooms just steps away.  
Parking is convenient, with on-site commercial  
stalls and 2-hour guest parking available  
directly in front. The unit benefits from exterior  
wall signage, offering excellent visibility to both  
local residents and visitors.  
The surrounding community features 498  
residential units, providing a built-in customer  
base of over 1,000 residents. Additional  
amenities include 24/7 security patrols, snow  
removal, a concierge desk for tenant support,  
and comprehensive building maintenance.  
Situated near Fort McMurrayâ€™s downtown  
core, River Park Glen offers convenient  
access to shopping, festivals, parks, and  
riverfront trailsâ€”making it an ideal location to  
grow your business.  
Available immediately. Contact us today to



learn more or arrange a viewing.

Built in 1972

### Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2238910   |
| Price      | \$1,700    |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1972       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 118, 11721 Macdonald Drive |
| Subdivision | Downtown                   |
| City        | Fort McMurray              |
| County      | Wood Buffalo               |
| Province    | Alberta                    |
| Postal Code | T9H 4H1                    |

### Exterior

|              |          |
|--------------|----------|
| Construction | Concrete |
|--------------|----------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 7               |
| Zoning         | C2              |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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