

\$17 - A, 10218 Centennial Drive, Fort McMurray

MLS® #A2266834

\$17

0 Bedroom, 0.00 Bathroom,
Commercial on 0.63 Acres

Downtown, Fort McMurray, Alberta

**FOR LEASE – AFFORDABLE DOWNTOWN
STOREFRONT SPACE (ZONED PRA2)**

This affordable and versatile 3,764 SF ground-level commercial space offers an exceptional opportunity for retail, office, or professional use in the heart of Downtown Fort McMurray. The unit features large storefront display windows that provide excellent natural light and street visibility, a spacious front showroom, two washrooms, a staff room with roughed-in plumbing for a kitchenette, and a rear warehouse area with potential to add a rear double loading door for flexible access. With three dedicated parking stalls, a practical layout, and PRA2 zoning, the property accommodates a wide variety of business types. Conveniently located near Keyano College, the Syncrude Sport and Wellness Centre, and a mix of residential and commercial developments, this location ensures steady exposure and accessibility. Quick access to Highway 63 further enhances its appeal. The low operating costs of \$3.00 PSF (including water), separately metered power, and tenant's proportionate share of gas make this an economical choice for growing businesses. The landlord is offering two months' base rent free and a \$3,500 tenant improvement allowance for flooring based on a five-year term. Immediate occupancy available – bring your business to this vibrant downtown corridor and benefit from visibility, convenience, and affordability.



Built in 1978

Essential Information

MLS® #	A2266834
Price	\$17
Bathrooms	0.00
Acres	0.63
Year Built	1978
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	A, 10218 Centennial Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1Y5

Additional Information

Date Listed	October 24th, 2025
Days on Market	9
Zoning	PRA2

Listing Details

Listing Office COLDWELL BANKER UNITED

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