\$22 - 40, 30 Reidel Street, Fort McMurray

MLS® #A2218381

\$22

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Downtown, Fort McMurray, Alberta

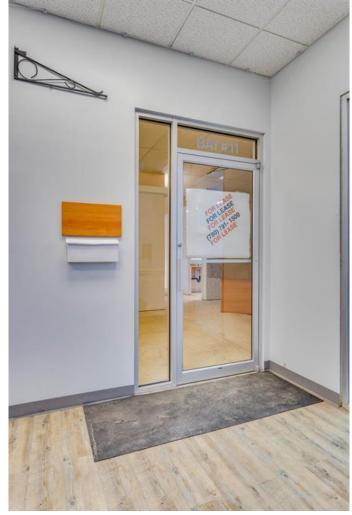
1318 SF Retail/Office Space – River Pointe Shops, Fort McMurray

Located in the heart of Fort McMurray's busy downtown core, this 1,318 sq ft unit offers an affordable and flexible opportunity for retail or professional office use. The space features a partially built-out layout including a reception area, four private offices, a wet bar, two-piece washroom, and a file/storage room. The current configuration can be easily adapted to suit a new tenant's needs.

Situated in the River Pointe Shopsâ€"a prominent 42,360 sq ft retail center anchored by Dollarama and adjacent to Ashley Furnitureâ€"this location benefits from high visibility and strong foot traffic. Ample on-site parking adds convenience for customers and staff.

Zoned SCL1 (Snye/ Clearwater Core District Commercial), this space is ideal for administrative or professional office or retail business. An excellent opportunity for businesses looking to launch or expand their presence in one of Fort McMurray's primary commercial hubs. Basic Rent \$22.00 per sq ft = \$2416.33 + Additional Rent of \$1098 = \$3514 +Gst Per month. Triple Net Lease. Gas is shared. Total for this bay is \$160.00 per month. Call now to schedule your private viewing!





Essential Information

MLS® # A2218381

Price \$22

Bathrooms 0.00

Acres 0.00

Year Built 1977

Type Commercial

Sub-Type Retail Status Active

Community Information

Address 40, 30 Reidel Street

Subdivision Downtown

City Fort McMurray

County Wood Buffalo

Province Alberta

Postal Code T9H5M9

Additional Information

Date Listed May 6th, 2025

Days on Market 130

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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