

# \$35 - 1a, 118 Millennium Drive, Fort McMurray

MLS® #A2112216

**\$35**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.25 Acres

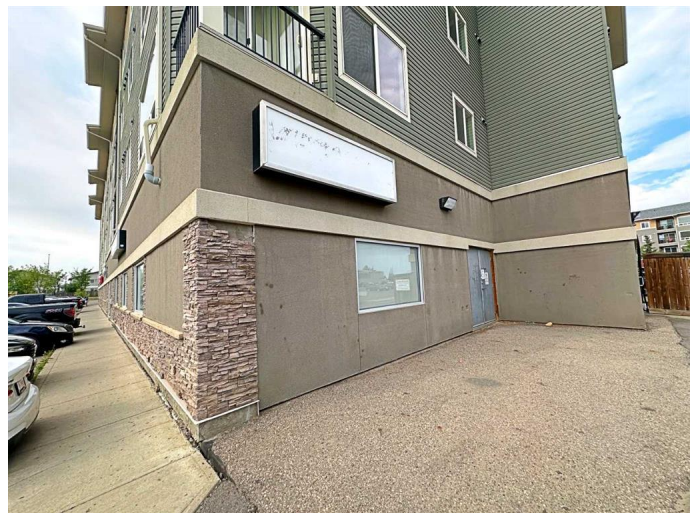
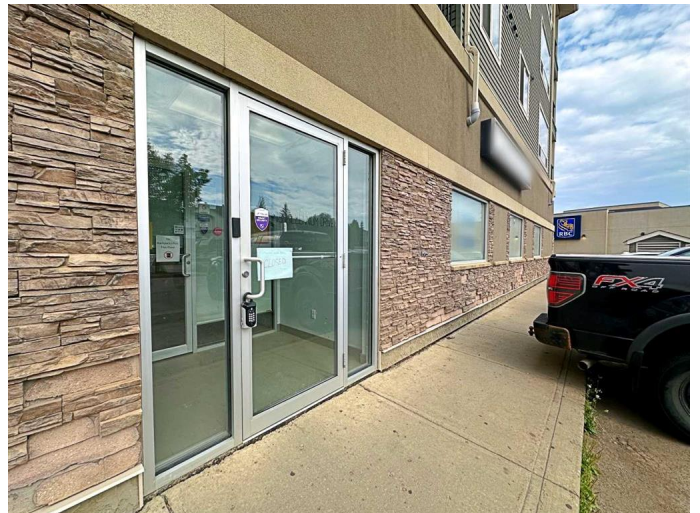
Timberlea, Fort McMurray, Alberta

3657 SF of Flexible Retail Space with grade loading. Built out with a large open area ready for development ideas, washroom, staff/lunch room with kitchenette and janitorial room and can be built out to accommodate a multitude of uses including professional office, medical, and retail. This is an exceptionally located corner unit with valuable exposure to Millennium Drive traffic. Only steps away from Boston Pizza, Independent Foods, Circle K convenience store, and Royal Bank of Canada and located inside The Sienna building with The Clearwater Hotel Suites, which are fully furnished and offer flexible rental options. Take advantage of these easily accessible shops and services located within minutes of the majority of Timberlea homes. A well-rounded roster of tenants such as Timberlea Licensing & Registry, Accel Physical Therapy, McMurray Regional Law Office, Premium Meats, and Pizza Plus restaurant. Ample paved parking. Operation costs \$8.00 PSF, Taxes \$4.00 PSF, and utilities metered separately. Available for immediate possession.

Built in 2006

## Essential Information

MLS® #	A2112216
Price	\$35
Bathrooms	0.00



Acres	0.25
Year Built	2006
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	1a, 118 Millennium Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2S8

### Additional Information

Date Listed	March 8th, 2024
Days on Market	433
Zoning	C3

### Listing Details

Listing Office	COLDWELL BANKER UNITED
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