

\$38 - 4, 122 Millennium Drive, Fort McMurray

MLS® #A2178833

\$38

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Timberlea, Fort McMurray, Alberta

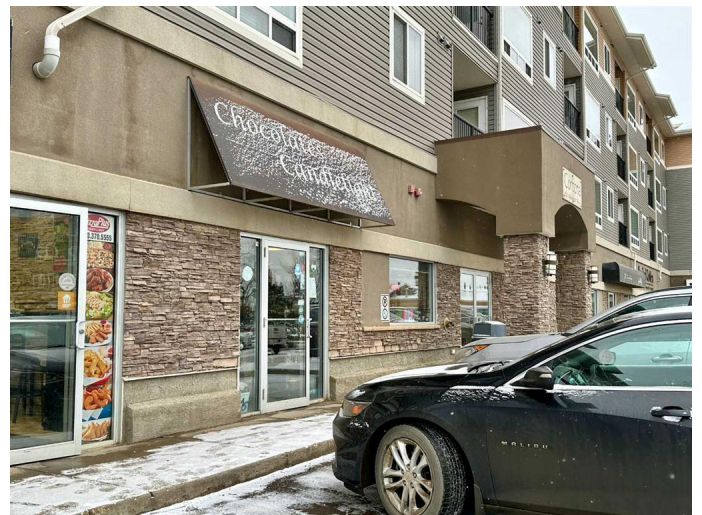
Turnkey 1467 SF Fully Developed Retail/Multi-Use Opportunity. Prominently located in the Timberlea business district of Fort McMurray conveniently situated in on the corner of Millennium and Powder Drive. Make a home for your business in this beautiful space with large open retail area, washroom and office/storage area. The mixed-use building features ground floor walk-up retail and professional office with ample shared paved parking and front and rear access. This premium location is steps away from Boston Pizza, Independent foods, Circle K convenience store and located inside The Cortona 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 and Eagle Ridge homes. A well-rounded roster of tenants in the area such as, Benjamin Moore, Timberlea Licensing & Registry, Accel Physical Therapy, Premium Meats, Spoiled Rotten Salon and Spa, Drug Store and Pizza Plus restaurant. Zoned C3. Op costs \$8.00 PSF, Taxes \$4.00 PSF, and utilities metered separately.

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 | 141 |
| Zoning | C3 |

Listing Details

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

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