

**FOR LEASE**

# **CLEARWATER LANDING**

## **19 RIEDEL STREET**

**FORT MCMURRAY, AB**



**Crombie**

**Cushman & Wakefield Edmonton**

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# PROPERTY HIGHLIGHTS

- Join Sobeys, Mark's Work Warehouse, The Brick and other national and local retailers
- Fort McMurray is an urban service area located in Northeast Alberta and has a population of 72,228 people with a median age of 35
- An average household income of \$190,510
- Additional Rent: \$10.05 per SF (2023)





# AERIAL PLAN



RIEDEL STREET

GORDON AVENUE

1,388 SF  
AVAILABLE

1,387 SF  
AVAILABLE

5,980 SF  
AVAILABLE

1,304 SF  
AVAILABLE

MANNING AVENUE

FRANKLIN AVENUE





5,980 SF AVAILABLE



5,980 SF INTERIOR





1,388 SF & 1,387 SF AVAILABLE



1,388 SF INTERIOR



1,387 SF INTERIOR





1,304 SF AVAILABLE



1,304 SF INTERIOR





PETSMART UNDER CONSTRUCTION



ATB UNDER CONSTRUCTION



# SITE PLAN



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