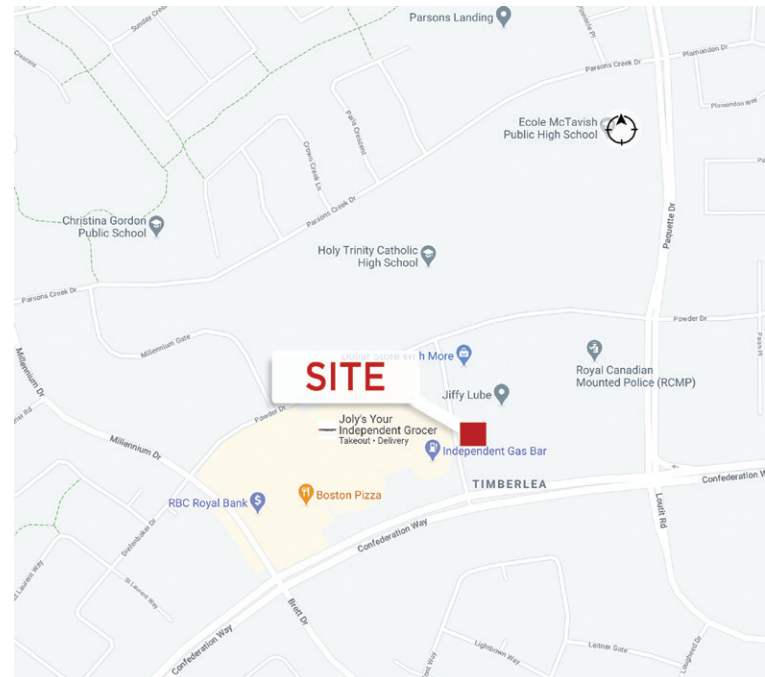




1,270 SF Available Immediately

Property Highlights

- Two story retail/office development
- Fully fixtured 2nd floor office space
- High exposure corner unit
- Strong co-tenancy (APTIM Services Canada Corp, Bank of Montreal, Scotia Bank, ATB Financial, Service Credit Union and many others)
- Sublease available until April 30, 2023
- Rental Rate: Market
- Estimated Operating Costs: \$9.27 per SF (2020)
- Legal Description: Plan 0722052, Block 14, Lot 55
- Building is elevator serviced



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**CUSHMAN &
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Edmonton

FOR SUBLEASE

Timberlea Landing Sublease

Unit D230, 339 Powder Drive, Fort McMurray, AB

Demographics



POPULATION

1km	3km	5km
12,173	39,066	50,167



HOUSEHOLDS

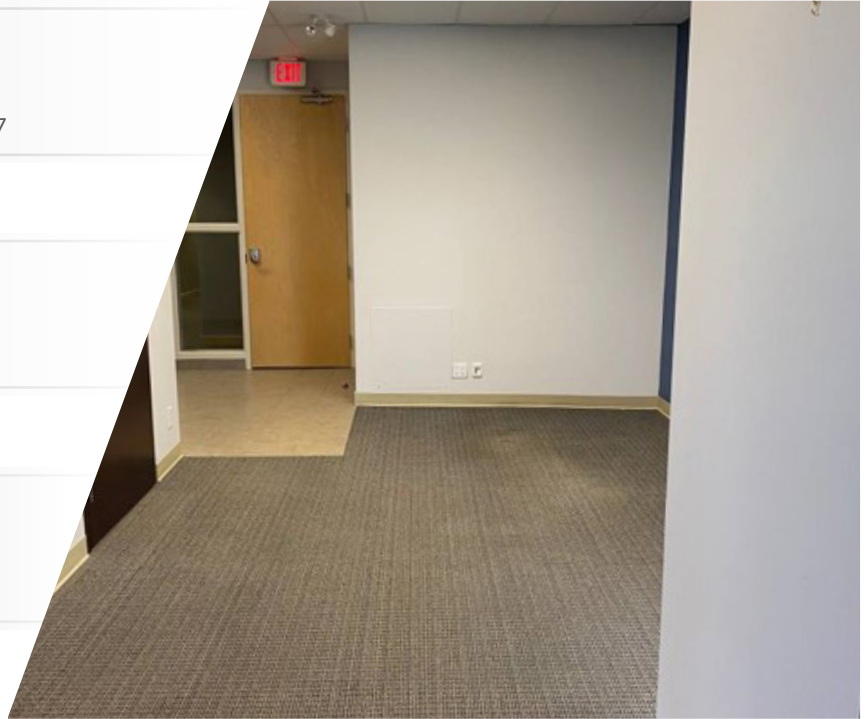
1km	3km	5km
4,421	13,390	17,432



AVERAGE INCOME

1km	3km	5km
\$248,181	\$270,751	\$268,855

Property Photo



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