

FOR LEASE FORMER ATB BUILDING

11 Haineault Street, Fort McMurray, AB

UP TO 8,179 SF FULLY FIXTURED WITH DRIVE-THRU (MAY BE SUBDIVIDED)



**CUSHMAN &
WAKEFIELD**
Edmonton



AVAILABLE IMMEDIATELY

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PROPERTY DETAILS

MUNICIPAL ADDRESS

11 Haineault Street,
Fort McMurray, AB

LEGAL DESCRIPTION

Plan 9724370 Lot 1A


BUILDING SIZE

8,179 SF

- Adjacent to Peter Pond Mall and Real Canadian Superstore
- Population of Fort McMurray: 76,039
- Average household income of Fort McMurray: \$166,725
- Additional Rent: \$10.00/SF (2025)

DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	7,876	15,456	31,755

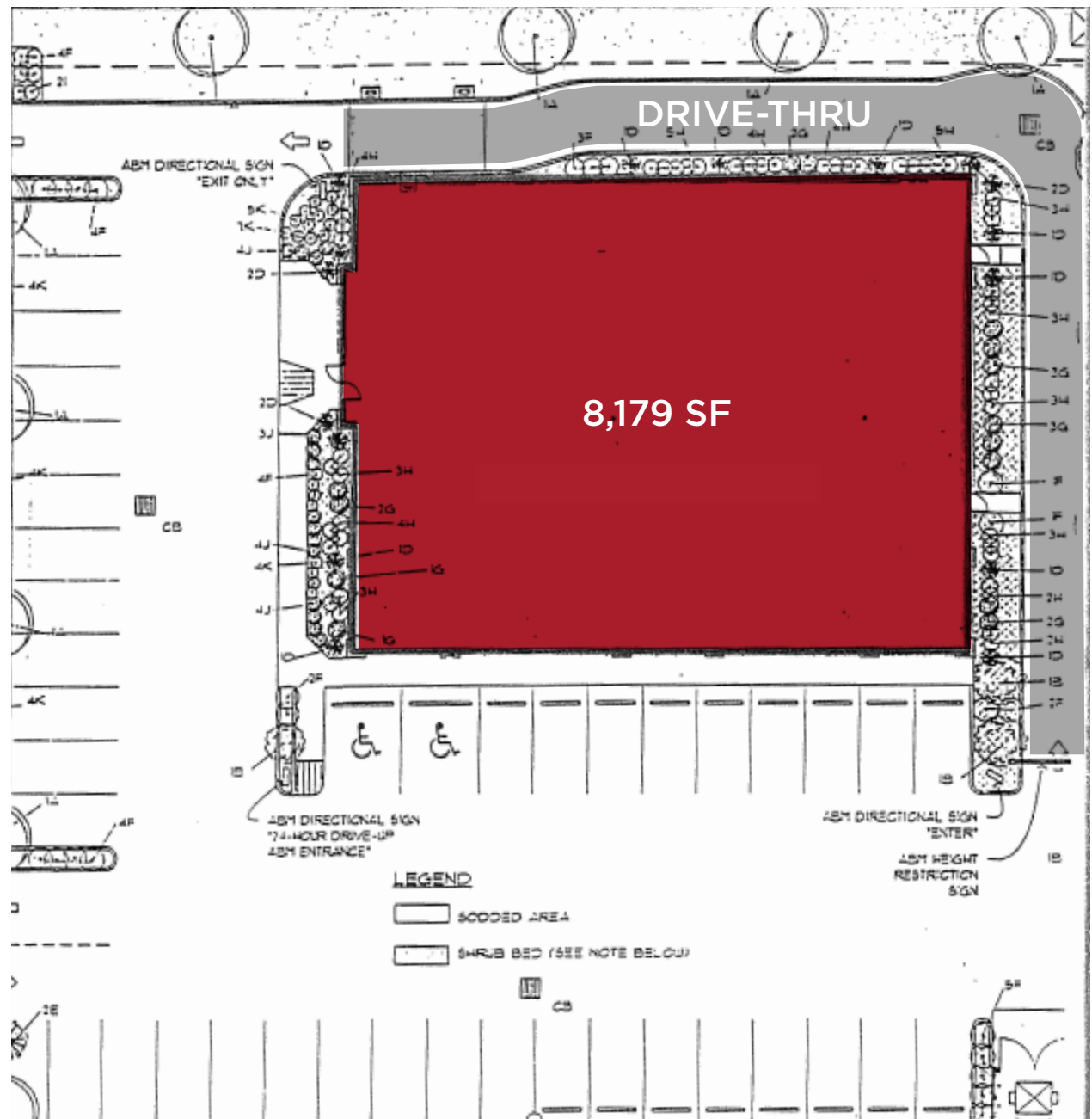
	HOUSEHOLDS		
	1km	3km	5km
	3,154	6,064	11,790

	AVERAGE INCOME		
	1km	3km	5km
	\$157,447	\$188,036	\$221,092

	VEHICLES PER DAY		
	35,340 on Franklin Avenue		
	27,390 on Memorial Drive (Hwy63)		

SITE PLAN

HAINEAULT STREET



INTERIOR PHOTOS



INTERIOR PHOTOS





FORT MCMURRAY
PUBLIC SCHOOL
DISTRICT



MEMORIAL DRIVE

HARDIN STREET

HAINEAULT STREET

FRANKLIN AVENUE





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