

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 AUGUST 31, 2024

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PROPERTY DETAILS

MUNICIPAL ADDRESS

11 Haineault Street,
Fort McMurray, AB

LEGAL DESCRIPTION

Plan 9724370 Lot 1A

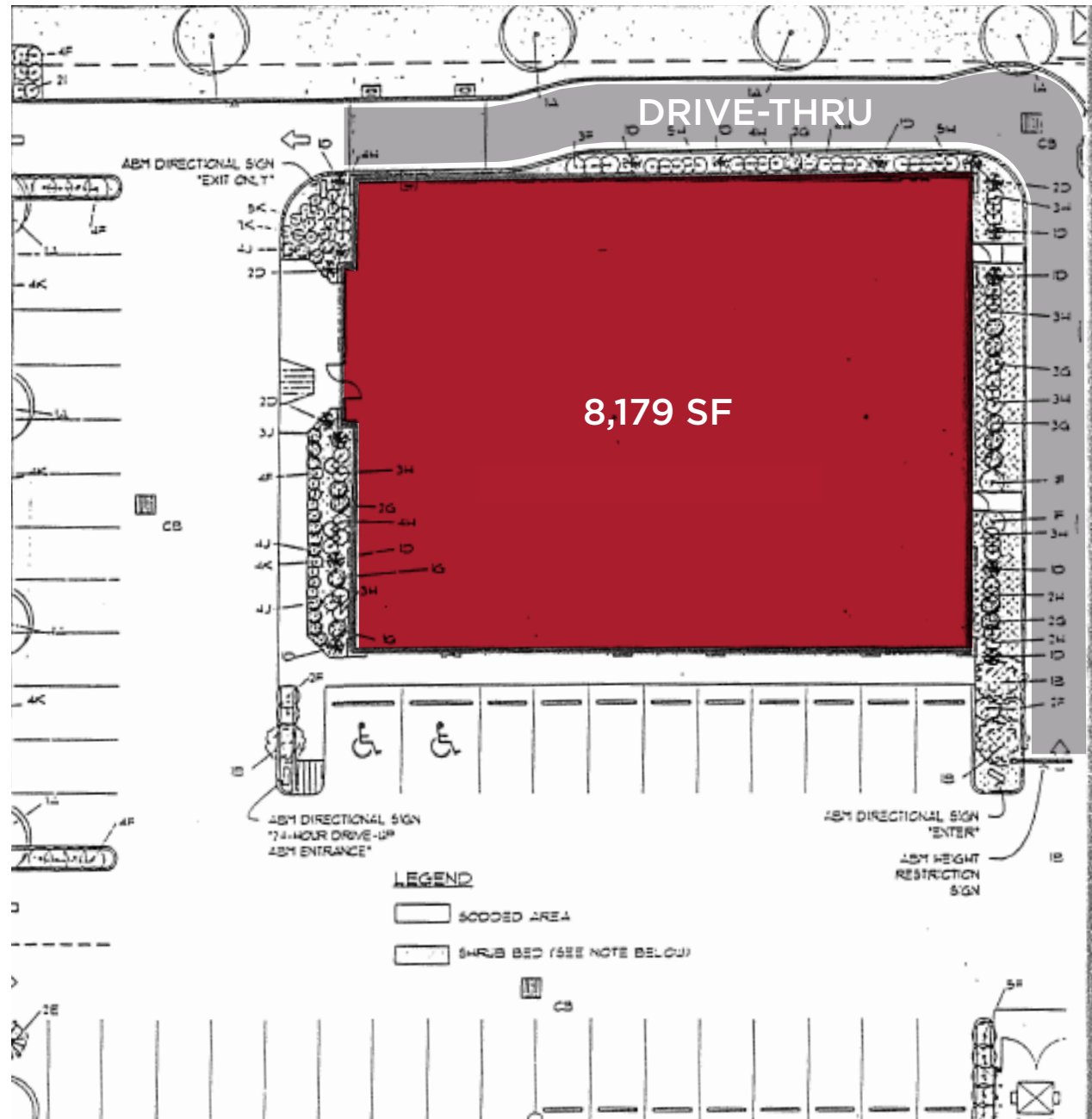
BUILDING SIZE

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

SITE PLAN

HAINEAULT STREET



DEMOGRAPHICS

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

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

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

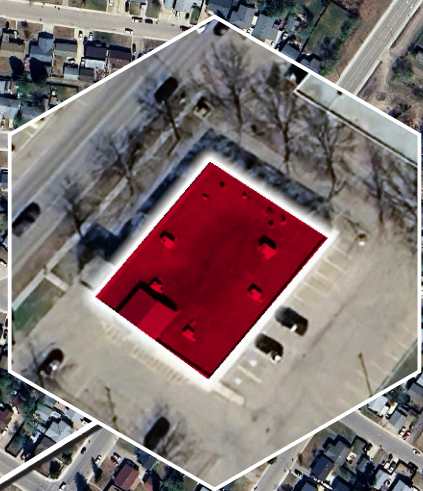
VEHICLES PER DAY	VEHICLES PER DAY	
	35,340 on Franklin Avenue	27,390 on Memorial Drive (Hwy63)



FORT McMURRAY
PUBLIC SCHOOL
DISTRICT

Tim
Hortons

peter pond
mall



McDonald's

MEMORIAL DRIVE

HARDIN STREET

HAINEAULT STREET

FRANKLIN AVENUE

REAL CANADIAN
Superstore
big on fresh, low on price.

A&W

Scotiabank

江戸 **Edo** Japan

FRESH CO
Lowering food prices

DOLLAR TREE



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