

FOR LEASE

RETAIL & OFFICE SPACE

STONEYCREEK VILLAGE

108 Riverstone Ridge,
Fort McMurray, AB

JOIN OUR NATIONAL TENANTS

SHOPPERS
DRUG MART



CIBC

Mark's



LIQUOR depot

save on foods

THE CANADIAN
BREWHOUSE



Cushman & Wakefield Edmonton
Suite 2700, TD Tower
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PROPERTY HIGHLIGHTS

- Vibrant mixed-use development
 - Save On Foods grocery anchored site
 - Excellent access
- Ample parking on the main level and underground

PROPERTY DETAILS

MUNICIPAL ADDRESS
Fort McMurray

LEGAL DESCRIPTION
Plan 0828922, Block 2, Lot 1

ZONING
C3 - Shopping Centre
Commercial District

NEIGHBOURHOOD
Stone Creek

BUILDING SIZE
Total Leaseable Area
205,000 SF

AVAILABILITY
986 SF - 3,254 SF



SITE PLAN

LEVEL 1

AVAILABILITY

BUILDING 1:

- #110 - 1,148 SF
- #112 - 1,164 SF
- #114 - 2,403 SF

BUILDING 2:

- #203 - 3,245 SF

BUILDING 3:

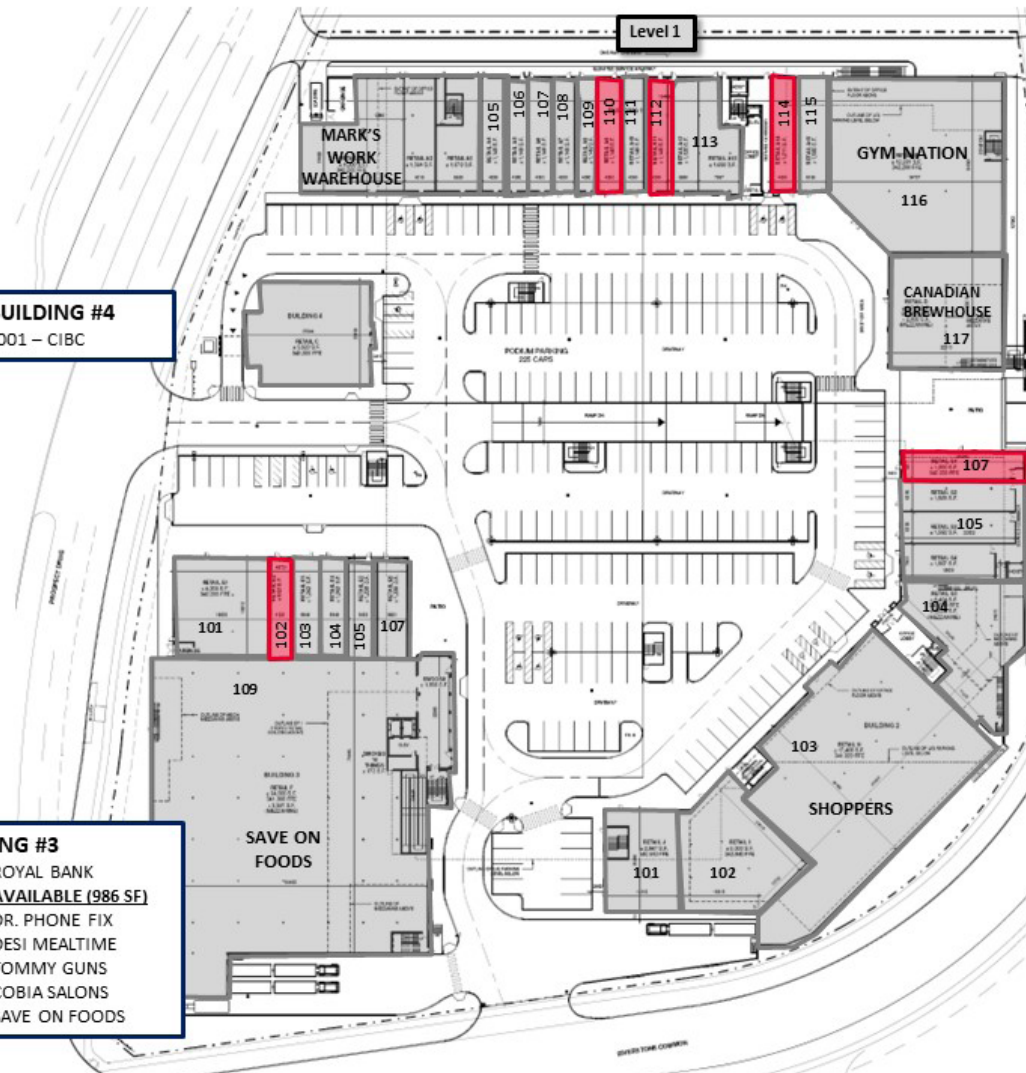
- #102 - 986 SF
- #204 - 1,154 SF

BUILDING #4
#001 - CIBC

BUILDING #3
#101 - ROYAL BANK
#102 - AVAILABLE (986 SF)
#103 - DR. PHONE FIX
#104 - DESI MEALTIME
#105 - TOMMY GUNS
#107 - COBIA SALONS
#109 - SAVE ON FOODS

BUILDING #1
#101 - MARKS WORK WAREHOUSE
#105 - BONE & BISCUIT
#106 - PLANTLIFE
#107 - BLK BOX
#108 - CHINESE FLAVOUR
#109 - SHARETEA
#110 - AVAILABLE (1,148 SF)
#111 - DOMINO'S PIZZA
#112 - AVAILABLE (1,164 SF)
#113 - FAMILY EYE CARE
#114 - AVAILABLE (2,403 SF)
#115 - NORTHBOUND SPECIALTY SMOKE SHOP
#116 - GYM NATION
#117 - CANADIAN BREWHOUSE

BUILDING #2
#101 - LIQUOR STORES
#102 - SLEEP COUNTRY
#103 - SHOPPERS
#104 - THE SMOKING BUTCHER
#105 - MCDONALD'S
#107 - AVAILABLE (1,604 SF)



November 2023

SITE PLAN

LEVEL 2

AVAILABILITY

BUILDING 1:

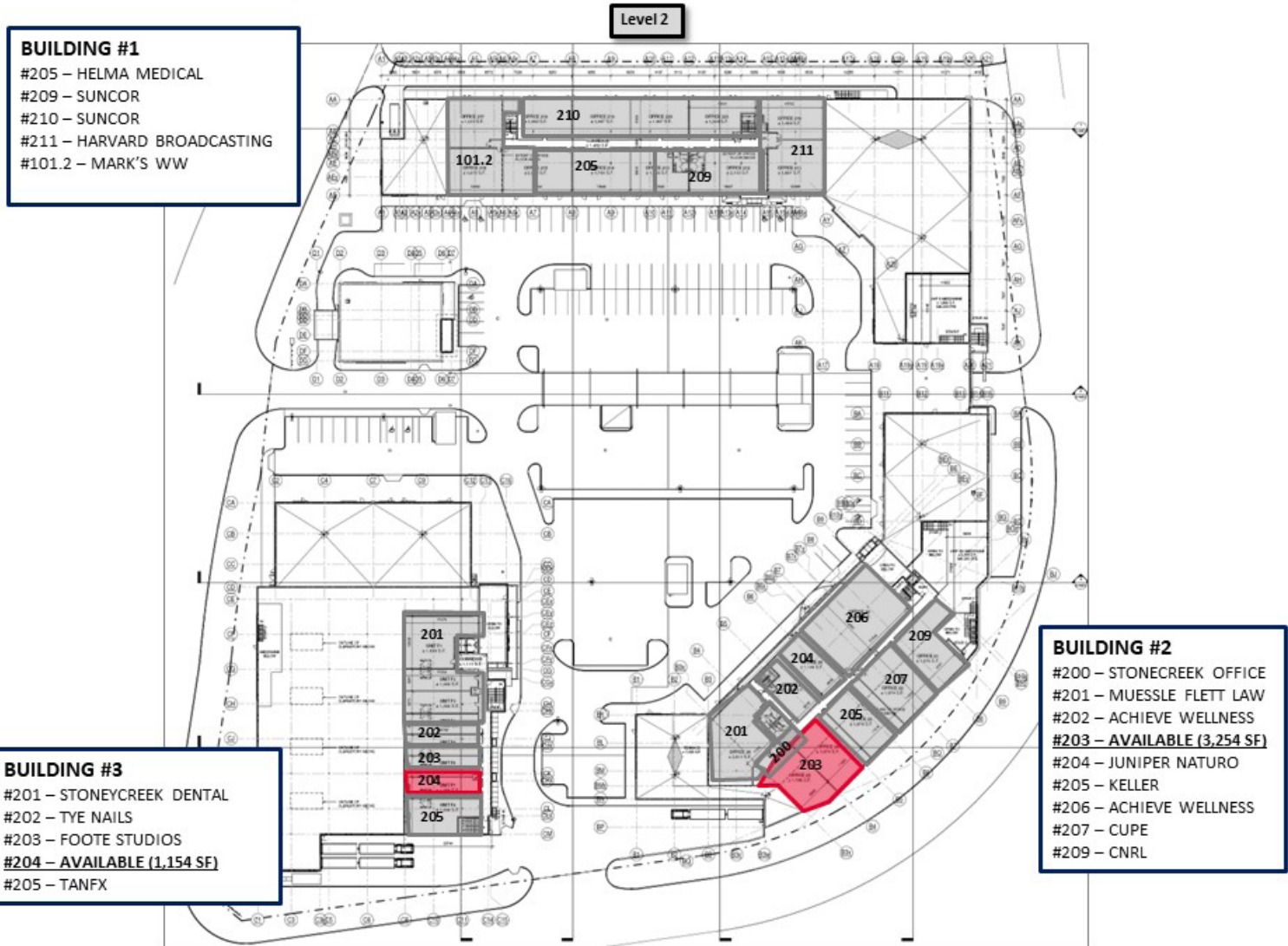
- #110 - 1,148 SF
- #112 - 1,164 SF
- #114 - 2,403 SF

BUILDING 2:

- #203 - 3,245 SF

BUILDING 3:

- #102 - 986 SF
- #204 - 1,154 SF





SITE PLAN

LEVEL 3



AVAILABILITY

BUILDING 1:
#110 - 1,148 SF
#112 - 1,164 SF
#114 - 2,403 SF

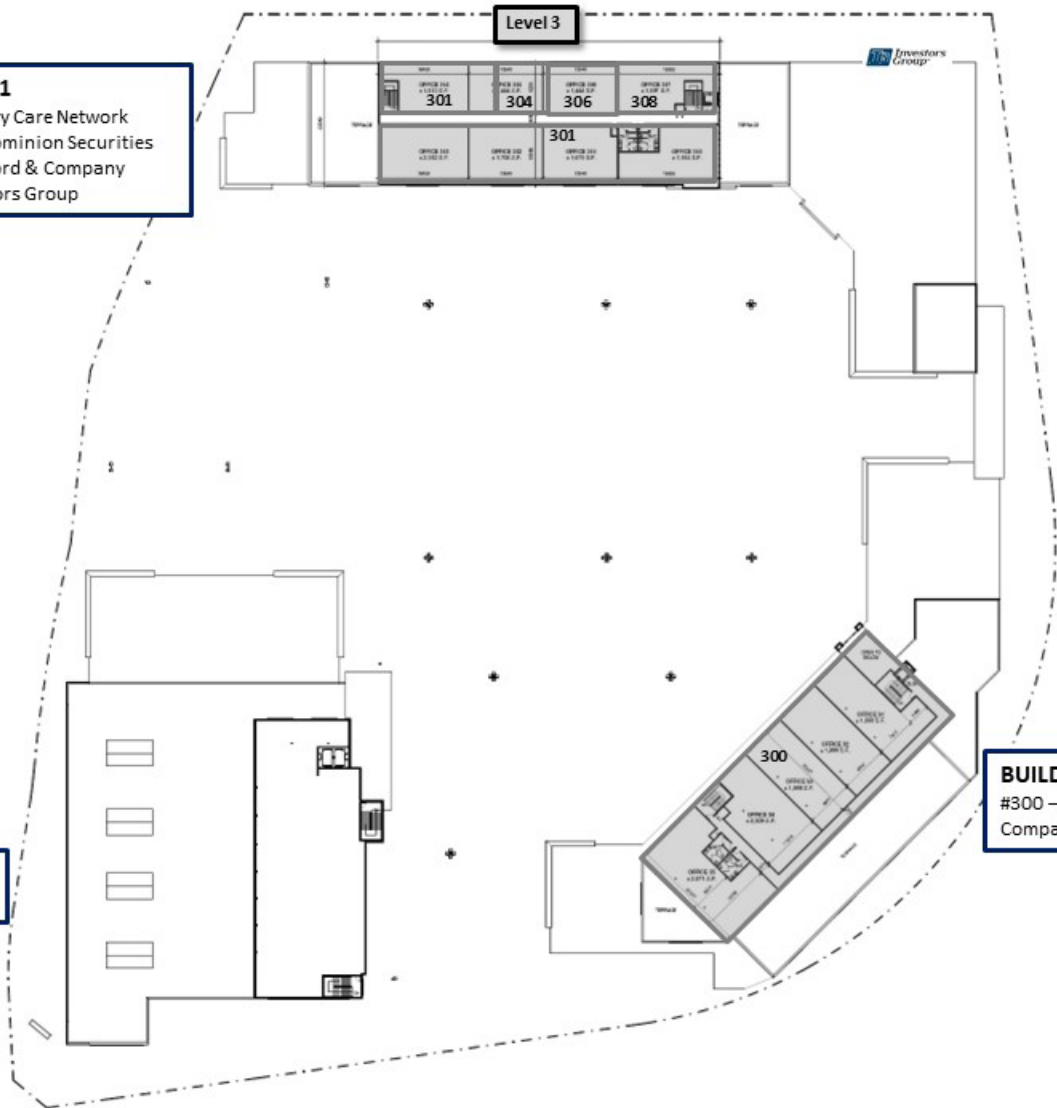
BUILDING 2:
#203 - 3,245 SF

BUILDING 3:
#102 - 986 SF
#204 - 1,154 SF

BUILDING #1
#301 - Primary Care Network
#304 - RBC Dominion Securities
#306 - Crawford & Company
#308 - Investors Group

BUILDING #3
#101- ROYAL BANK

BUILDING #2
#300 - Fort McKay Group of Companies



AREA DEMOGRAPHICS

POPULATION

Icon	1km	3km	5km
	9,665	38,377	55,814

HOUSEHOLDS

Icon	1km	3km	5km
	3,501	13,084	19,476

EXPECTED GROWTH (2023-2026)

Icon	1km	3km	5km
	1.9%	1.3%	1.3%



ADDITIONAL RENT

(EST. 2024)

Building 1:
\$18.32 / SF

Building 2:
\$18.01 / SF

Building 3:
\$17.94 / SF

PLAMONDON DR

PAULSON STREET

PROSPECT DR

RIVERSTONE RIDGE

SANDSTONE RIDGE

LIMESTONE LINK





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