

FOR LEASE

MELCOR | REIT

CUSHMAN & WAKEFIELD
Edmonton

JOIN OUR NATIONAL TENANTS



CIBC

Mark's

LIQUOR depot

THE CANADIAN BREWHOUSE

barBURRITO

SHOPPERS DRUG MART

RBC

save on foods

McDonald's

STONEYCREEK VILLAGE

108 Riverstone Ridge, Fort McMurray, AB

Brett Killips

Partner
780 702 2948
brett.killips@cwedm.com

Gary Killips

Partner
780 917 8332
gary.killips@cwedm.com

Cody Miner, B.COMM.

Associate
780 702 2982
cody.miner@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. November 26, 2024

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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:	108 Riverstone Ridge, Fort McMurray, AB
Legal Description:	Plan 0828922, Block 2, Lot 1
Zoning:	C3 - Shopping Centre Commercial District
Neighbourhood:	Stoney Creek
Building Size:	Total Leasable Area 205,000 SF
Availability:	1,145 - 5,401 SF

SITE PLAN

LEVEL 1



AVAILABILITY

BUILDING 1:

- #107 - 1,145 SF
- #109 - 1,148 SF
- #112 - 1,164 SF
- #114 - 2,403 SF

BUILDING 2:

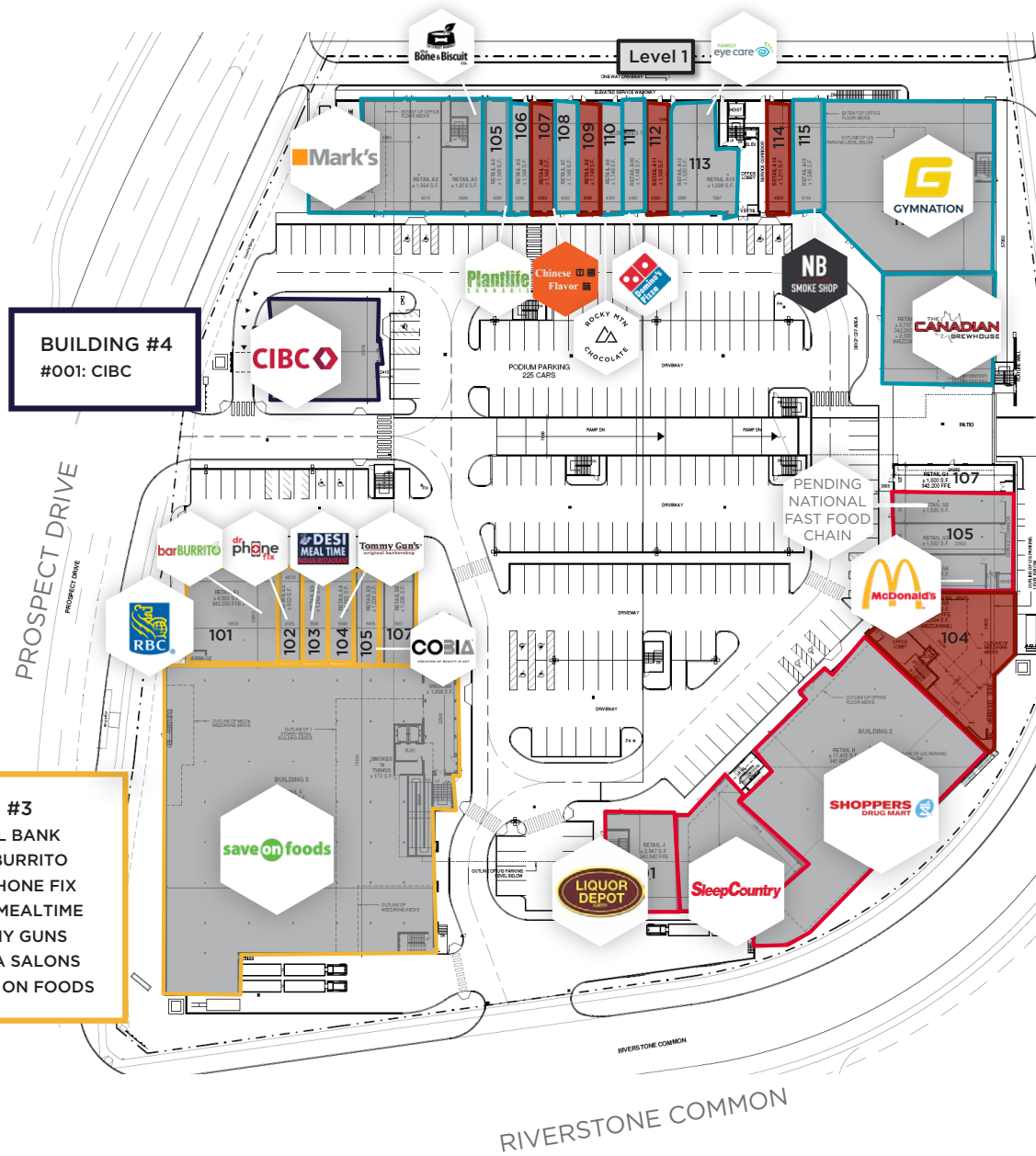
- #104 - 5,564 SF
(+ 2,201 SF Mezzanine)
- #107 - 1,577 SF
(Pending)

BUILDING #3

- #101: ROYAL BANK
- #102: BAR BURRITO
- #103: DR. PHONE FIX
- #104: DESI MEALTIME
- #105: TOMMY GUNS
- #107: COBIA SALONS
- #109: SAVE ON FOODS

BUILDING #4

- #001: CIBC



BUILDING #1

- #101: MARK'S
- #105: BONE & BISCUIT
- #106: PLANTLIFE
- #107: AVAILABLE (1,145 SF)
- #108: CHINESE FLAVOUR
- #109: AVAILABLE (1,148 SF)
- #110: ROCKY MOUNTAIN CHOCOLATE
- #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 DEPOT
- #102: SLEEP COUNTRY
- #103: SHOPPERS
- #104: AVAILABLE (5,401 SF)
- #105: MCDONALD'S
- #107: PENDING National Fast Food Chain (1,577 SF)

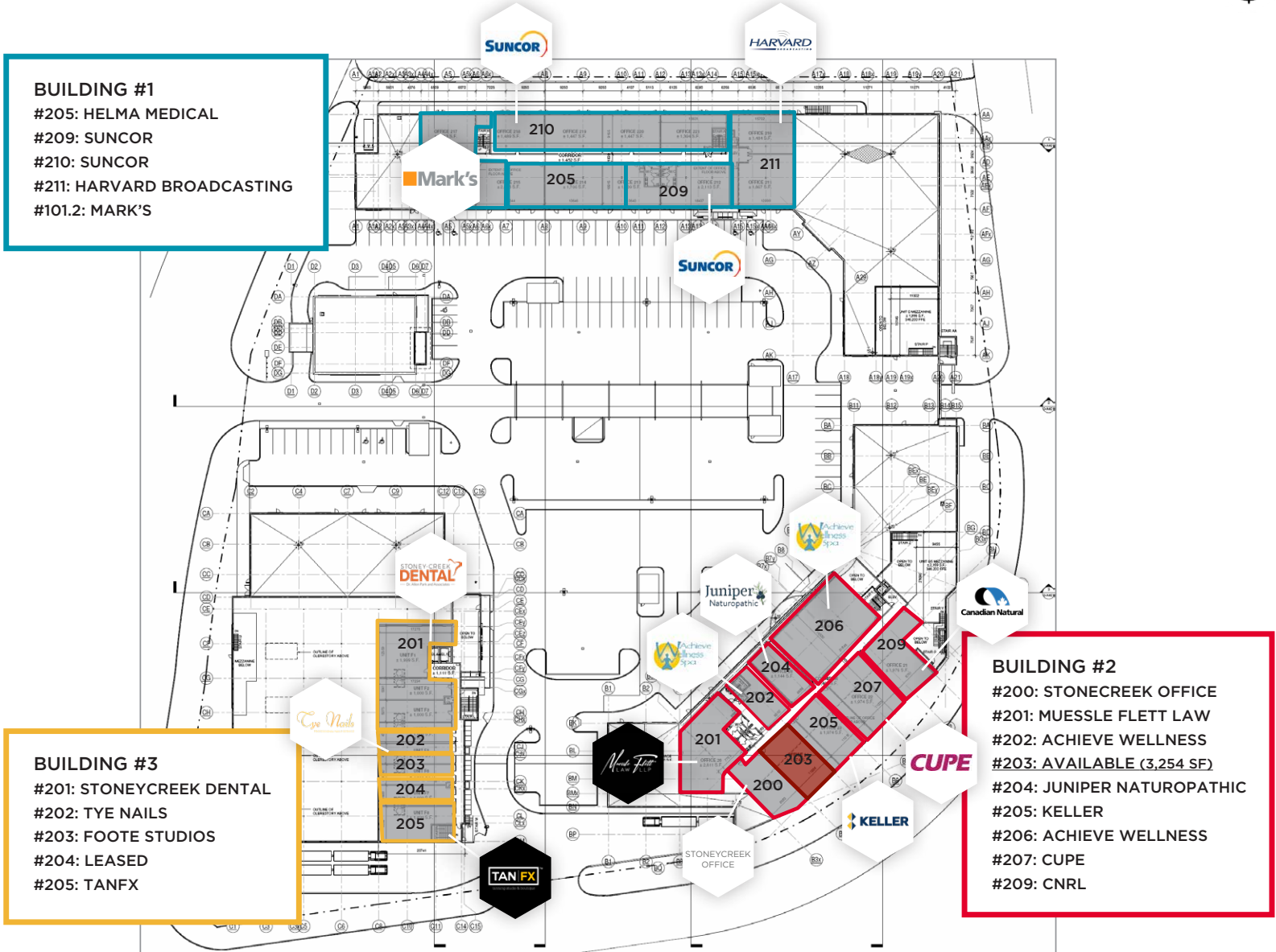
SITE PLAN

LEVEL 2



AVAILABILITY

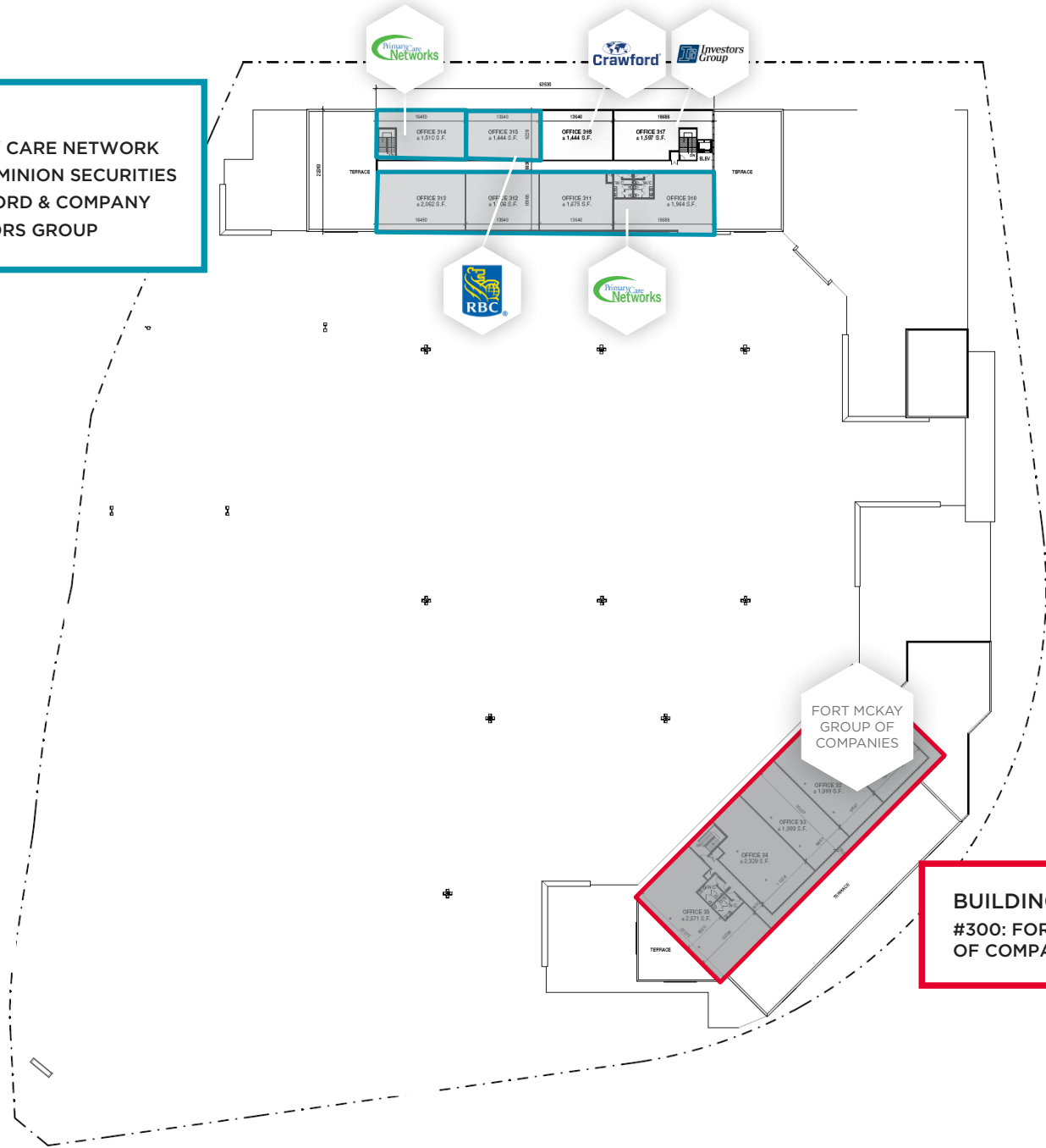
BUILDING 2:
#203 - 3,254 SF



SITE PLAN

LEVEL 3

BUILDING #1
#301: PRIMARY CARE NETWORK
#304: ROB DOMINION SECURITIES
#306: CRAWFORD & COMPANY
#308: INVESTORS GROUP



BUILDING #2
#300: FORT MCKAY GROUP OF COMPANIES

DEMOGRAPHICS



POPULATION

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



HOUSEHOLDS

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

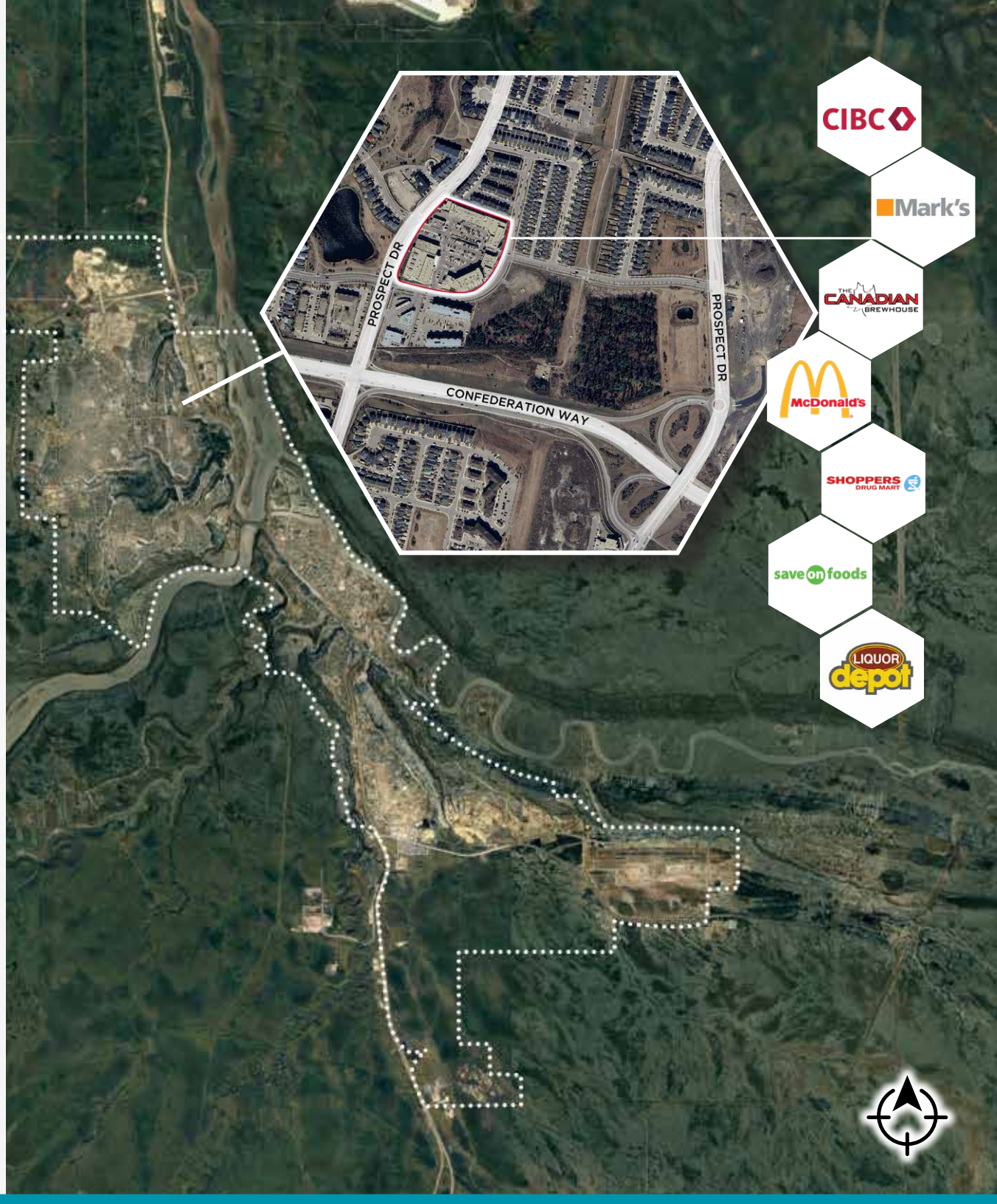


EXPECTED GROWTH (2023-2026)

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

ADDITIONAL RENT

Building 1:	Building 2:	Building 3:
\$18.57 / SF	\$18.30 / SF	\$18.19 / SF
(EST. 2025)		



AVAILABLE UNITS

Building 1:
#107, #110,
#112, #114

Building 2:
#104, #203

Building 3:
#204



BUILDING 2 - #104



BUILDING 1 - #107



BUILDING 1 - #110



BUILDING 1 - #112



BUILDING 1 - #114



BUILDING 2 - #203



BUILDING 3 - #204



**CUSHMAN &
WAKEFIELD**
Edmonton

Brett Killips
Partner
780 702 2948
brett.killips@cwedm.com

Gary Killips
Partner
780 917 8332
gary.killips@cwedm.com

Cody Miner, B.COMM.
Associate
780 702 2982
cody.miner@cwedm.com