

FOR LEASE

RETAIL & OFFICE SPACE

STONEYCREEK VILLAGE

108 Riverstone Ridge,
Fort McMurray, AB

JOIN OUR
NATIONAL TENANTS



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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

108 Riverstone Ridge,
Fort McMurray, AB

LEGAL DESCRIPTION

Plan 0828922, Block 2, Lot 1

ZONING

C3 - Shopping Centre
Commercial District

NEIGHBOURHOOD

Stone Creek

BUILDING SIZE

Total Leasable Area
205,000 SF

AVAILABILITY

986 SF - 5,401 SF





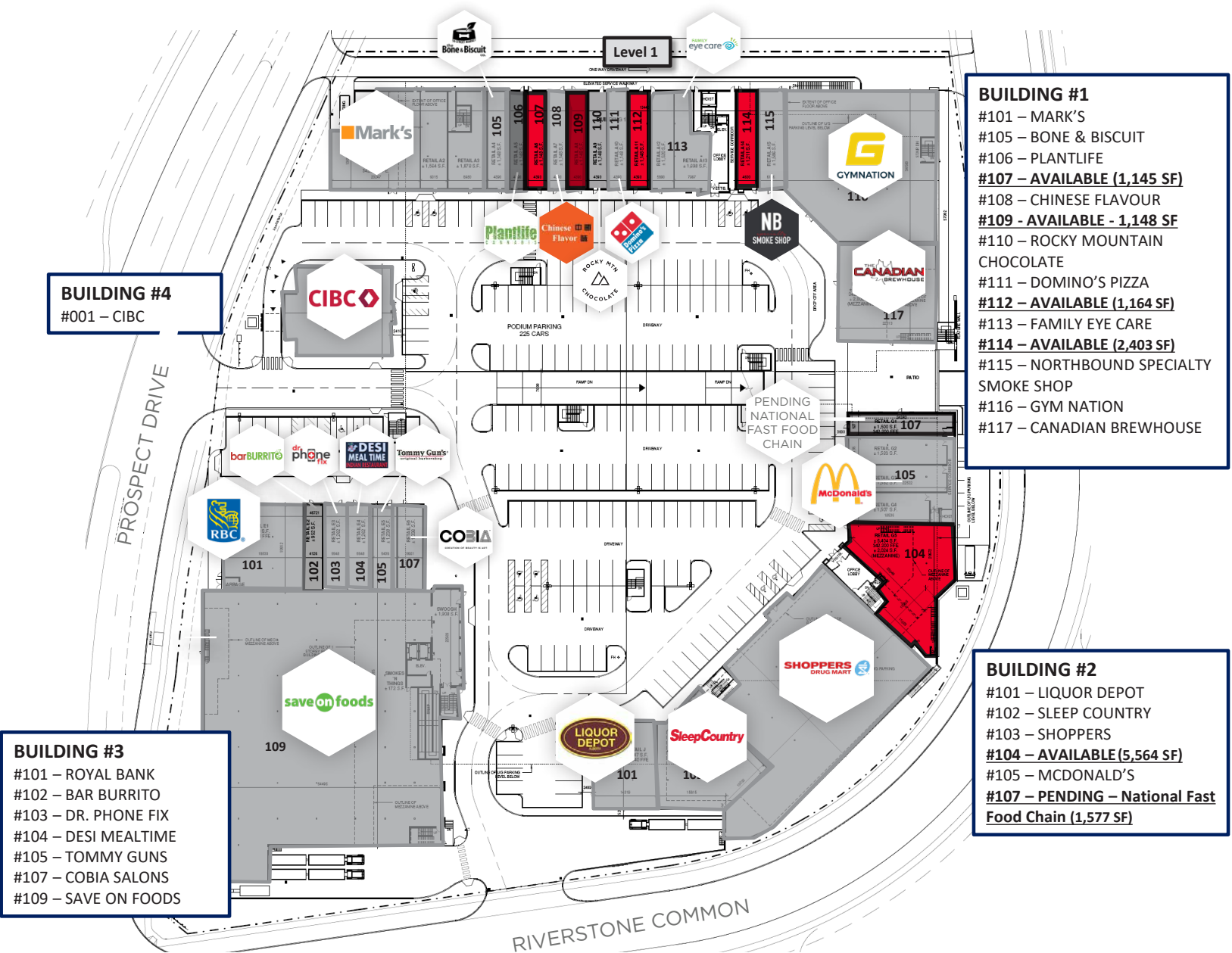
SITE PLAN

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
 #107 - 1,577 SF
 (pending)



BUILDING #4
 #001 - CIBC

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 #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 (5,564 SF)
 #105 - MCDONALD'S
 #107 - PENDING - National Fast Food Chain (1,577 SF)





November 2023

SITE PLAN

LEVEL 2

AVAILABILITY

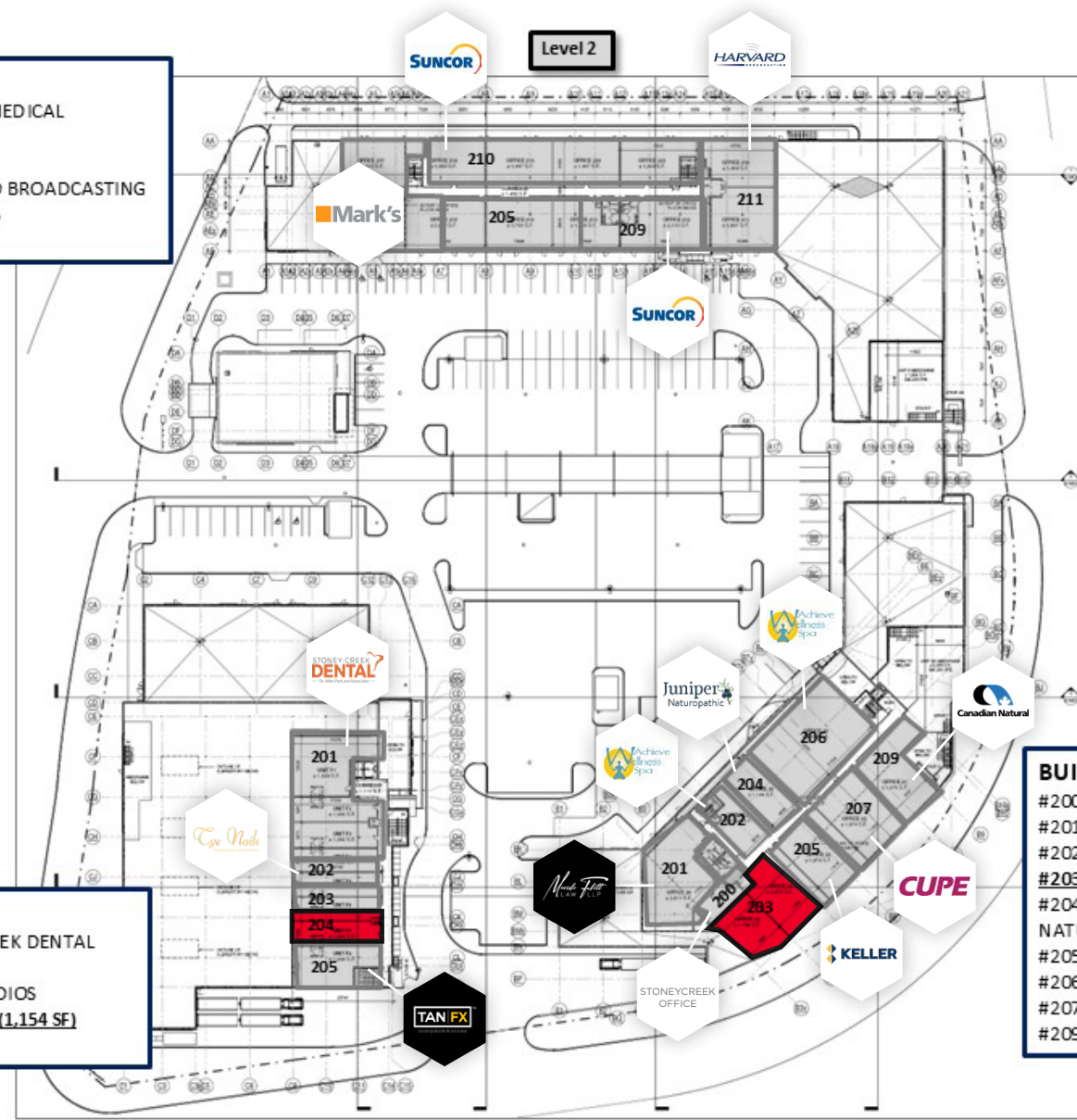
BUILDING 2:
#203 - 3,254 SF

BUILDING 3:
#204 - 1,154 SF

- BUILDING #1**
- #205 – HELMA MEDICAL
 - #209 – SUNCOR
 - #210 – SUNCOR
 - #211 – HARVARD BROADCASTING
 - #101.2 – MARK'S

- BUILDING #3**
- #201 – STONEYCREEK DENTAL
 - #202 – TYE NAILS
 - #203 – FOOTE STUDIOS
 - #204 – AVAILABLE (1,154 SF)
 - #205 – TAN FX

- BUILDING #2**
- #200 – STONEYCREEK OFFICE
 - #201 – MUESSLE FLETT LAW
 - #202 – ACHIEVE WELLNESS
 - #203 – AVAILABLE (3,254 SF)
 - #204 – JUNIPER NATUROPATHIC
 - #205 – KELLER
 - #206 – ACHIEVE WELLNESS
 - #207 – CUPE
 - #209 – CNRL



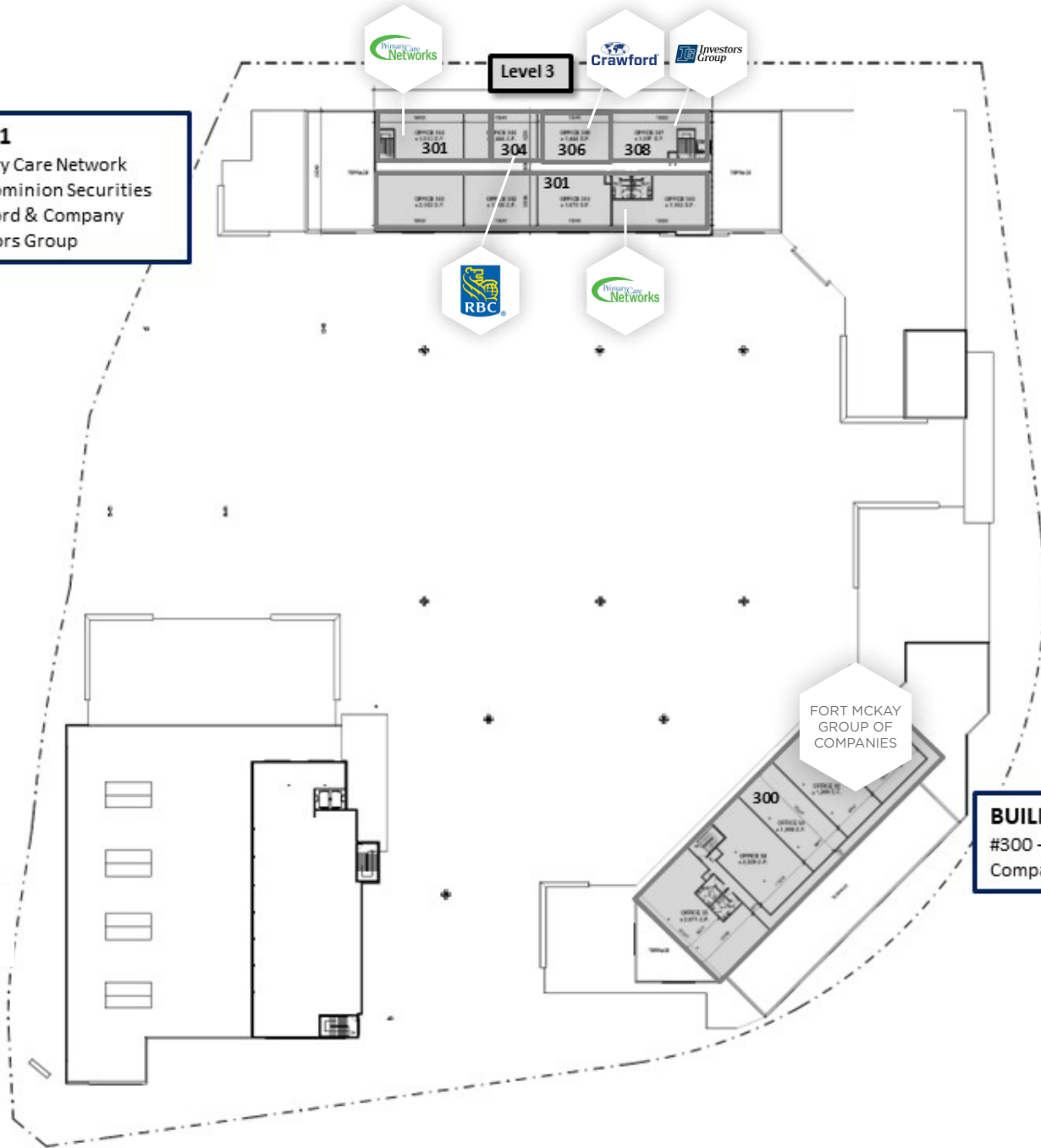


SITE PLAN

LEVEL 3



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



BUILDING #2
#300 – Fort McKay Group of Companies

AREA 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

(EST. 2024)

- Building 1: \$18.32 / SF
- Building 2: \$18.01 / SF
- Building 3: \$17.94 / SF



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



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