

FOR LEASE

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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

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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:	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
- #112 - 1,164 SF
- #114 - 2,403 SF

BUILDING 2:

- #104 - 5,564 SF
(+ 2,201 SF Mezzanine)
- #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 - SHARE TEA
#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)

SITE PLAN

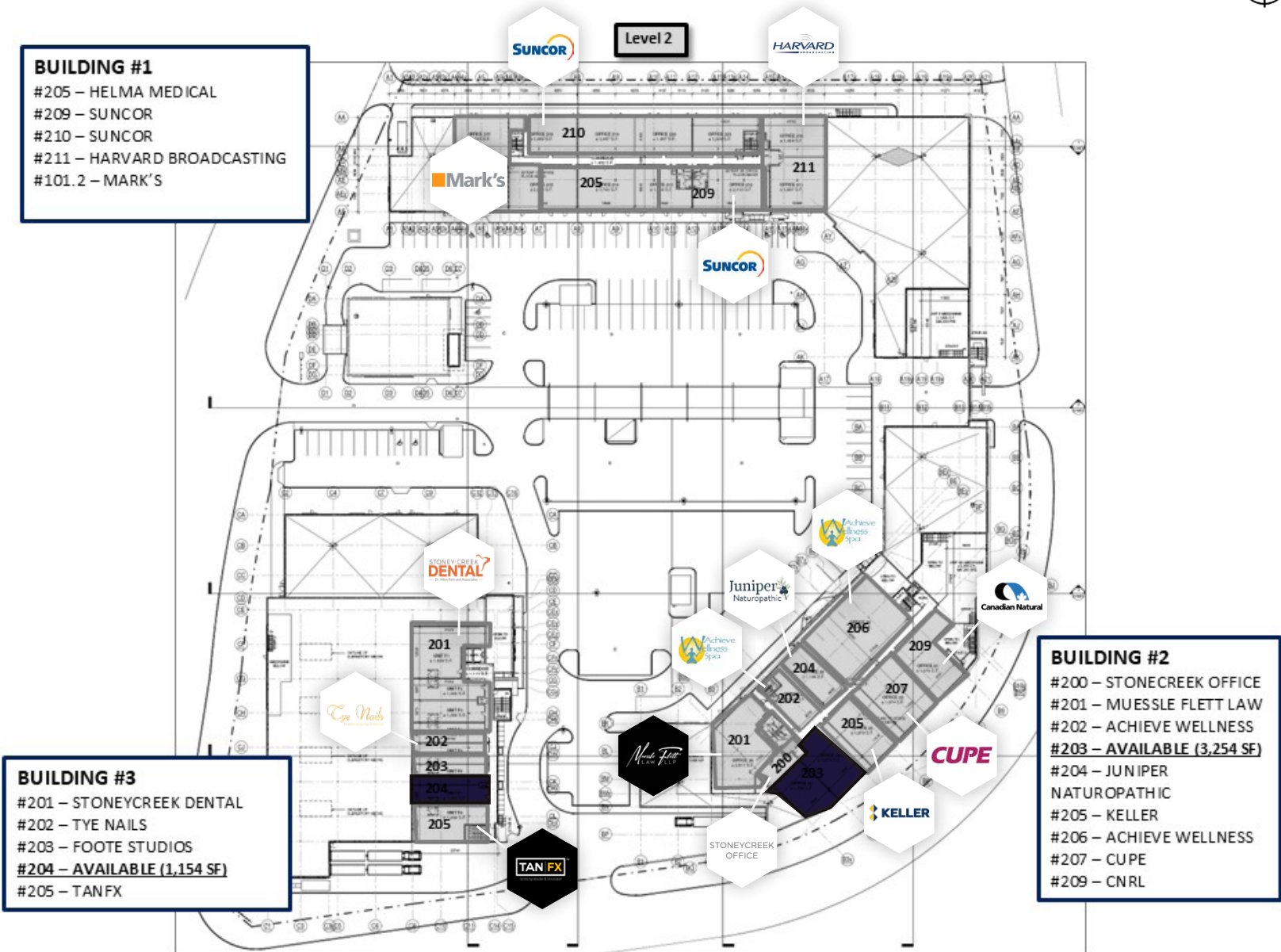
LEVEL 2



AVAILABILITY

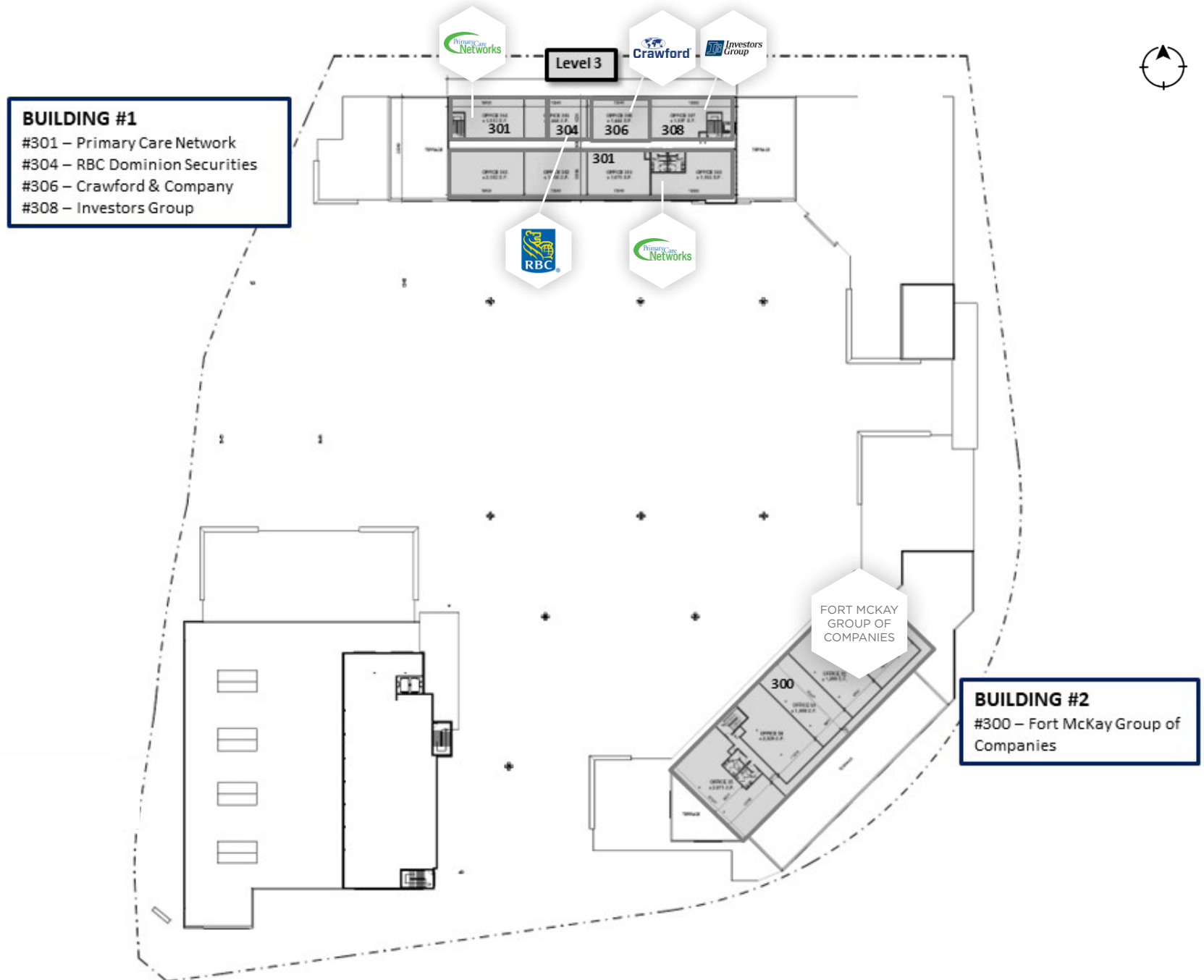
BUILDING 2:
#203 - 3,254 SF

BUILDING 3:
#204 - 1,154 SF



SITE PLAN

LEVEL 3



DEMOGRAPHICS



POPULATION

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



HOUSEHOLDS

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

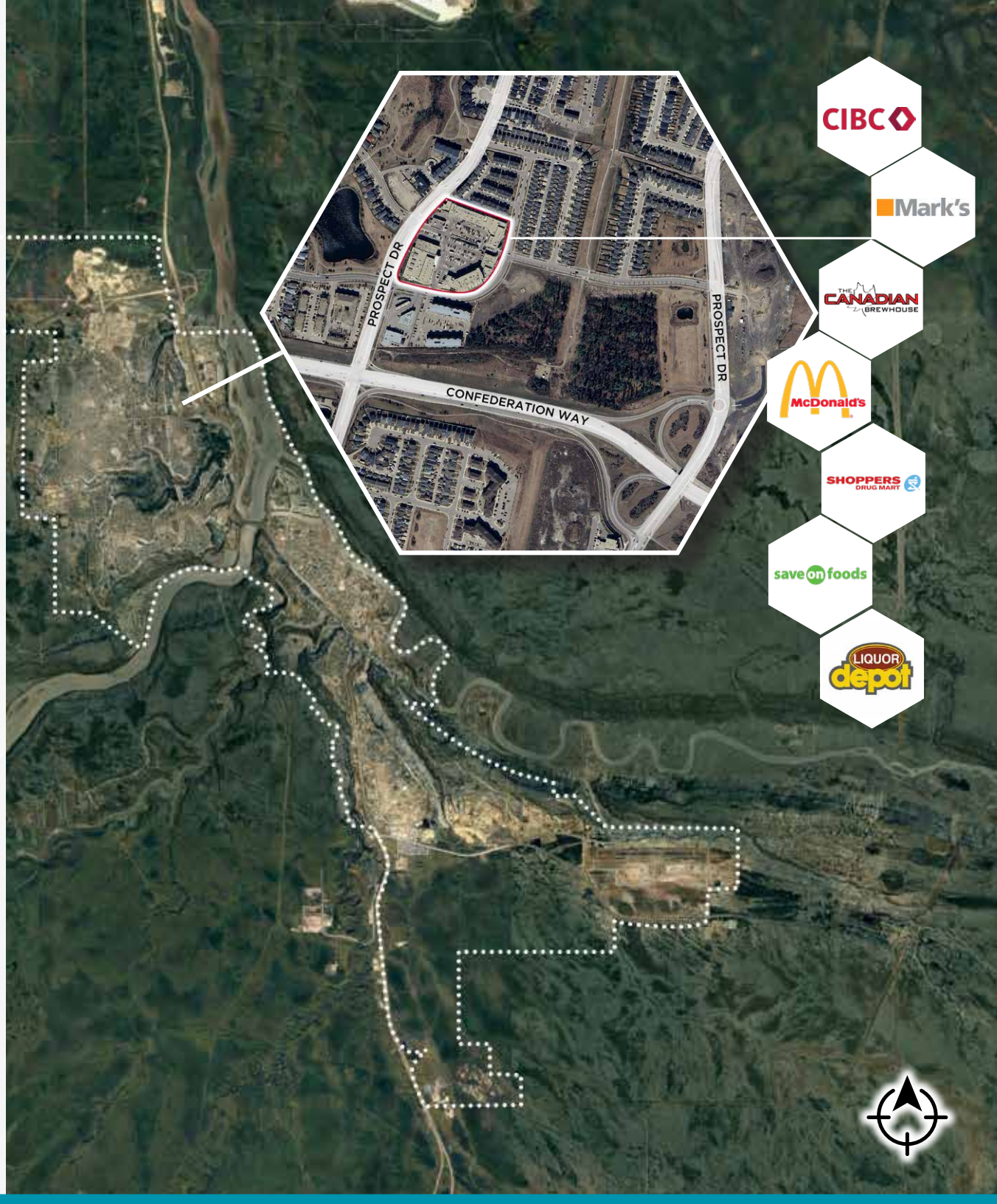


Expected growth (2023-2026)

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



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