

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

BUILDING 2:

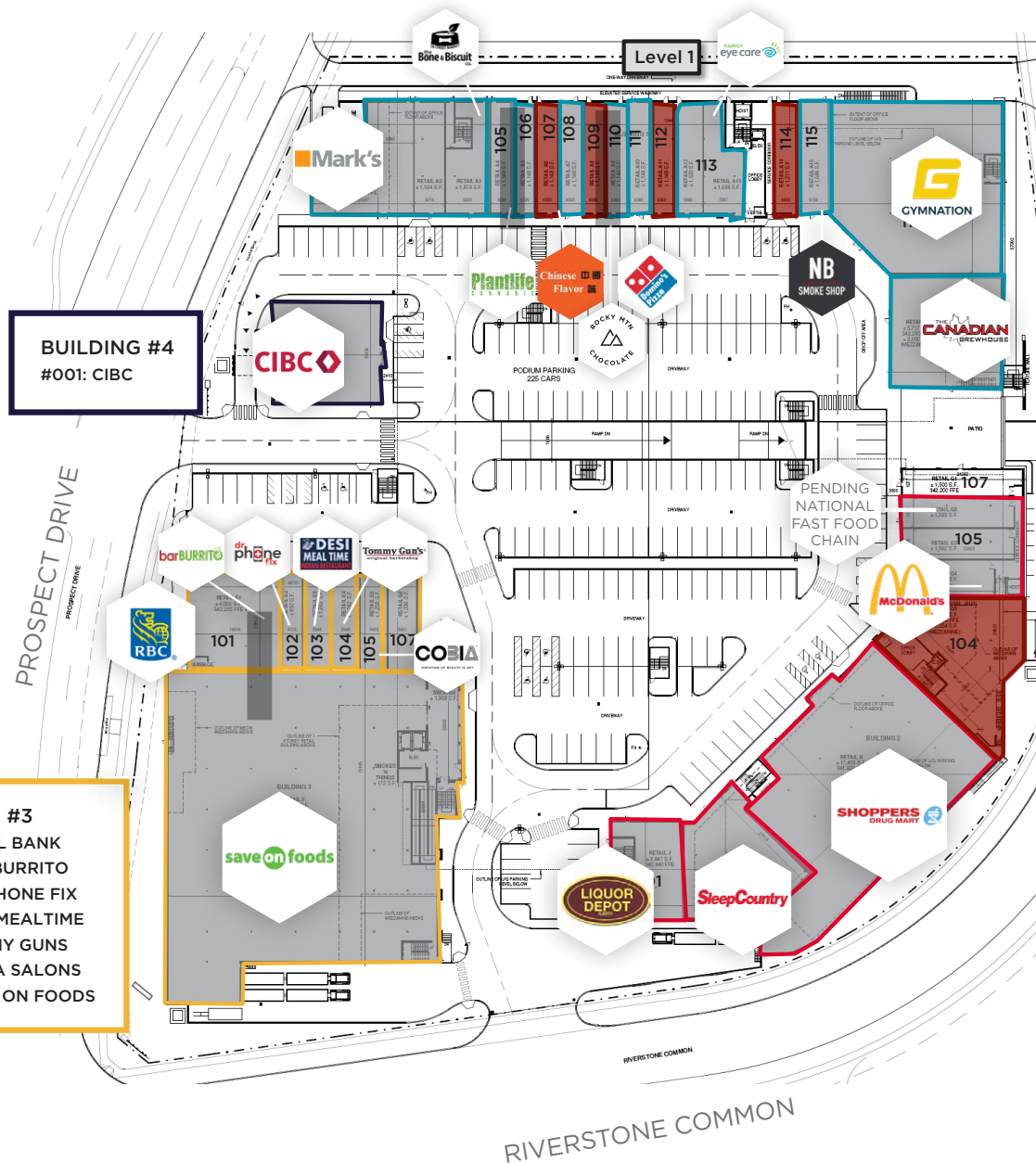
- #104 - 5,564 SF
(+ 2,201 SF Mezzanine)
- #107 - 1,577 SF
(Pending)

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

BUILDING 3:
#204 - 1,154 SF

BUILDING #1

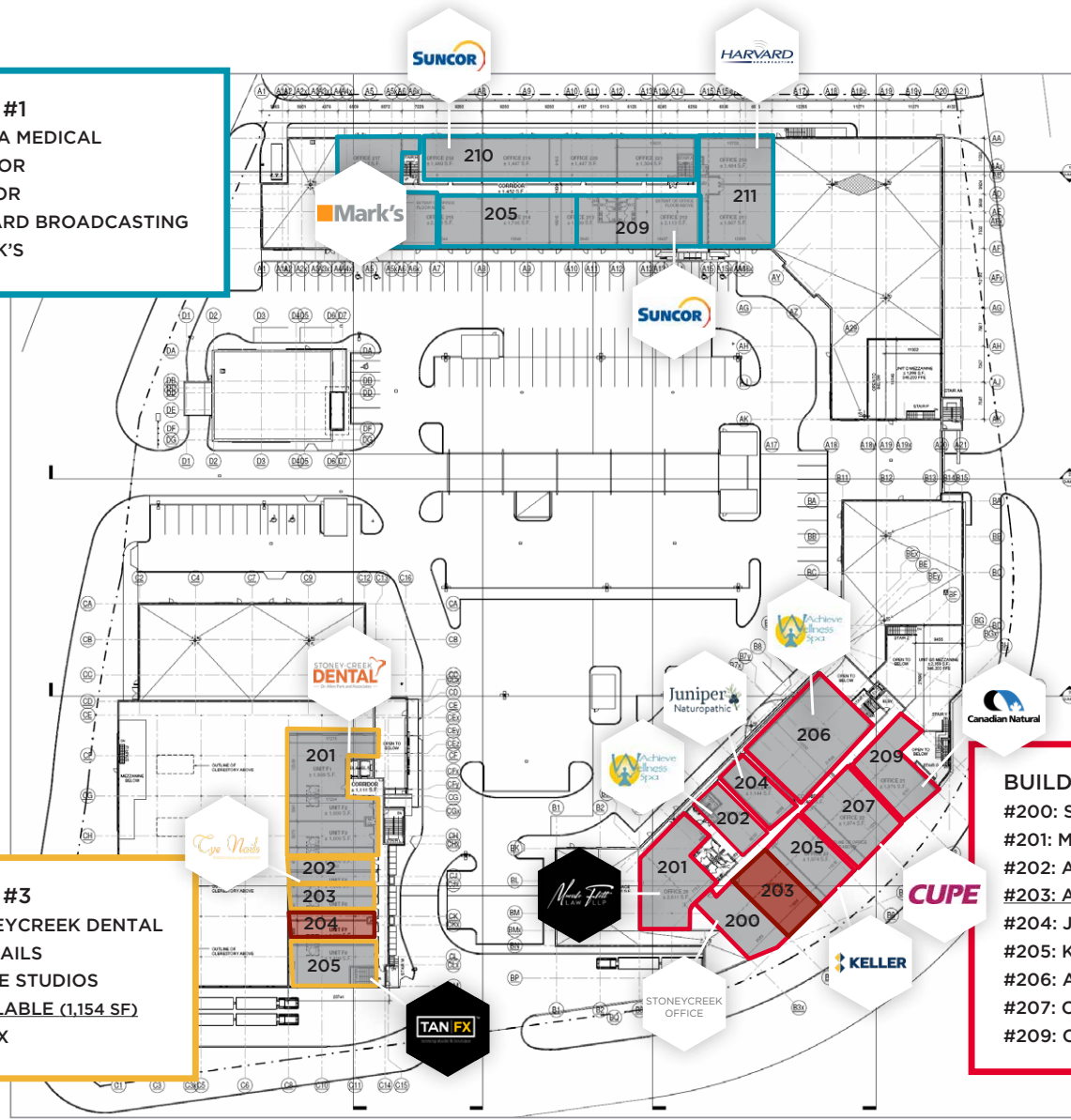
- #205: HELMA MEDICAL
- #209: SUNCOR
- #210: SUNCOR
- #211: HARVARD BROADCASTING
- #101.2: MARK'S

BUILDING #3

- #201: STONEYCREEK DENTAL
- #202: TYE NAILS
- #203: FOOTE STUDIOS
- #204: AVAILABLE (1,154 SF)
- #205: TANFX

BUILDING #2

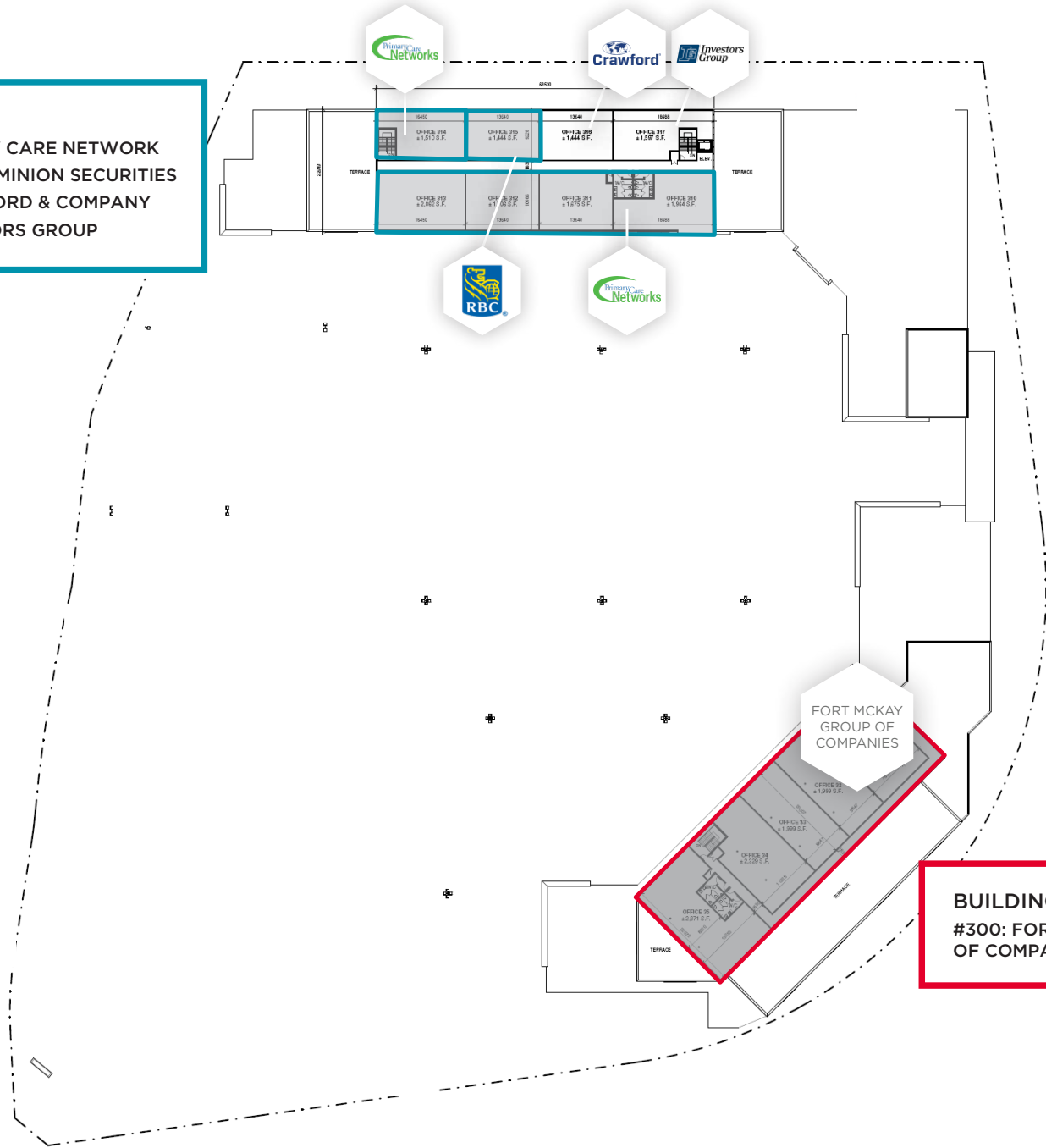
- #200: STONEYCREEK OFFICE
- #201: MUESSE FLETT LAW
- #202: ACHIEVE WELLNESS
- #203: AVAILABLE (3,254 SF)
- #204: JUNIPER NATUROPATHIC
- #205: KELLER
- #206: ACHIEVE WELLNESS
- #207: CUPE
- #209: CNRL



SITE PLAN

LEVEL 3

BUILDING #1
#301: PRIMARY CARE NETWORK
#304: 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

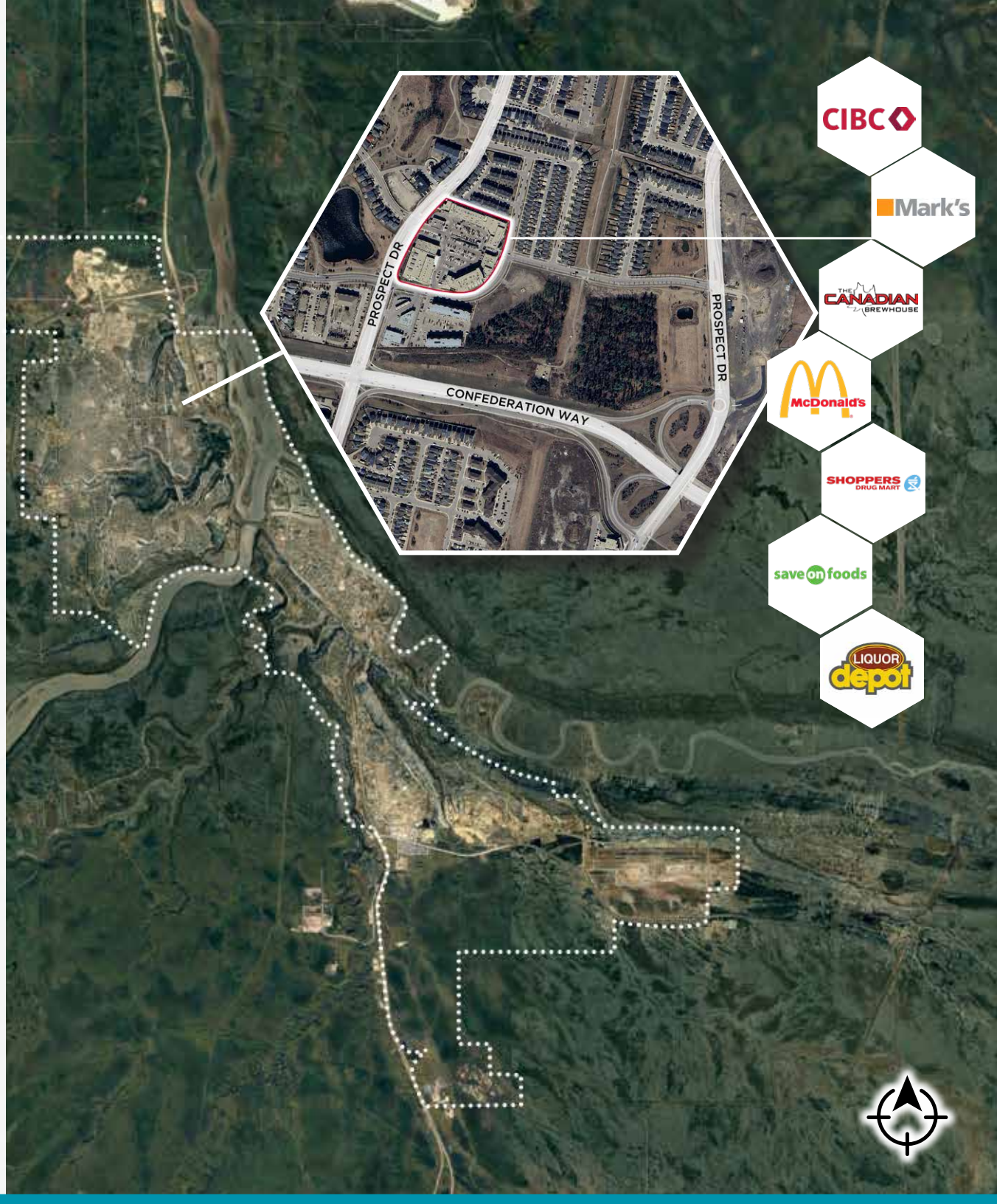


EXPECTED GROWTH (2023-2026)

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



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