

# FOR LEASE

## MELCOR



**CUSHMAN &  
WAKEFIELD**  
Edmonton

### JOIN OUR TWO NEWEST TENANTS



# 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

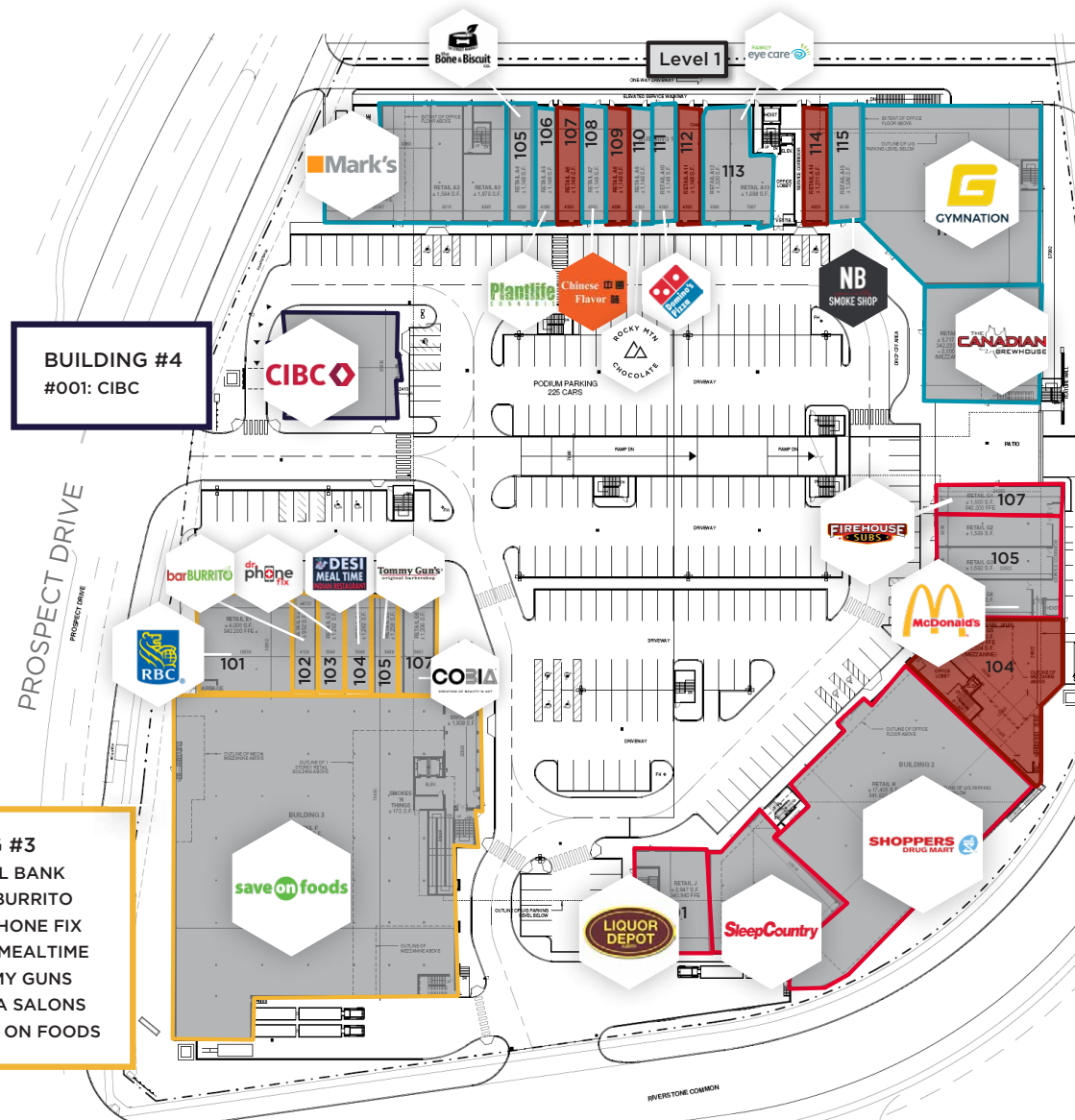
#### BUILDING 2:

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

#### 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: FIREHOUSE SUBS

RIVERSTONE COMMON

# SITE PLAN

## LEVEL 2



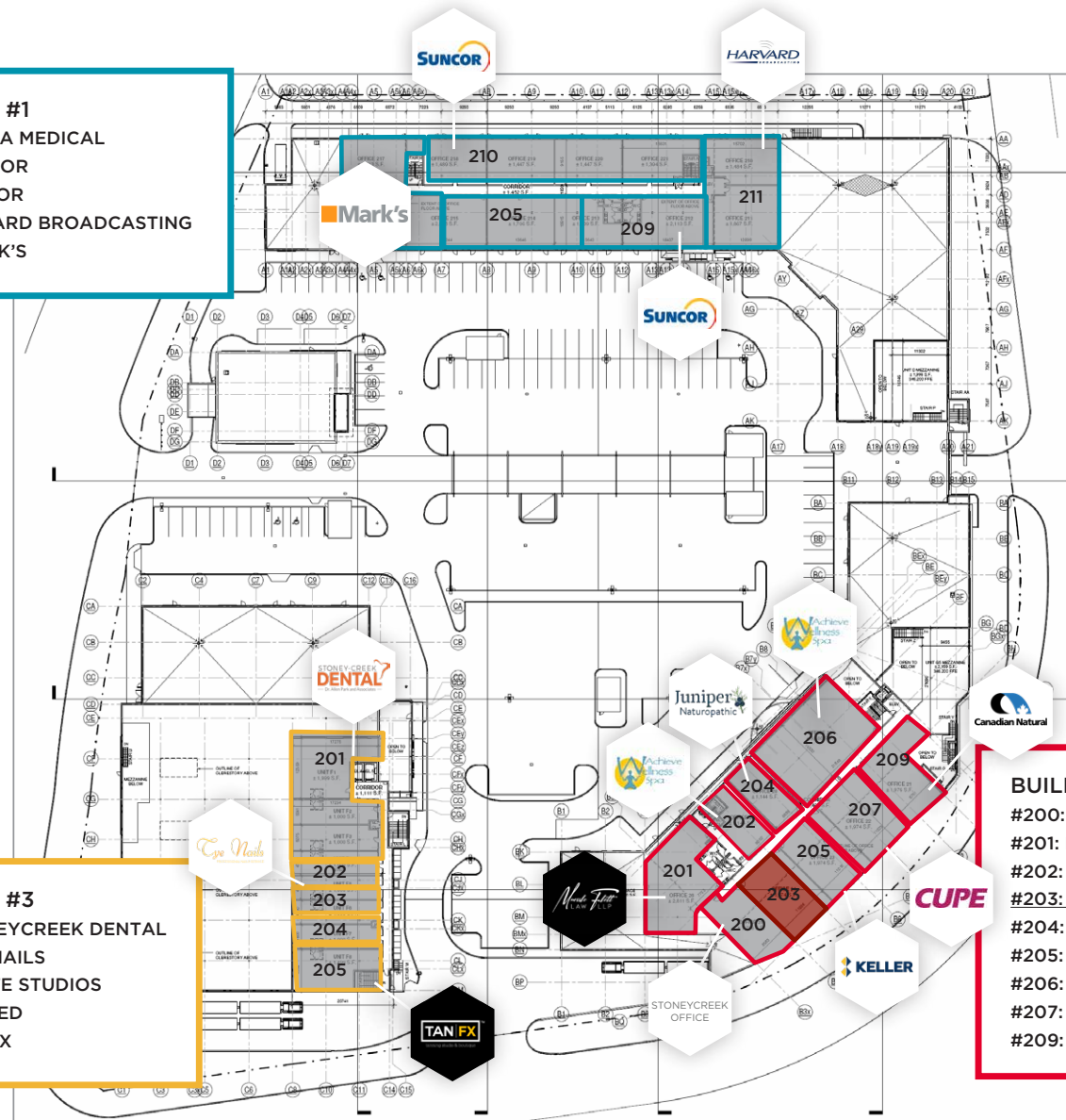
### AVAILABILITY

**BUILDING 2:**  
#203 - 3,254 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: LEASED  
#205: TANFX

**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



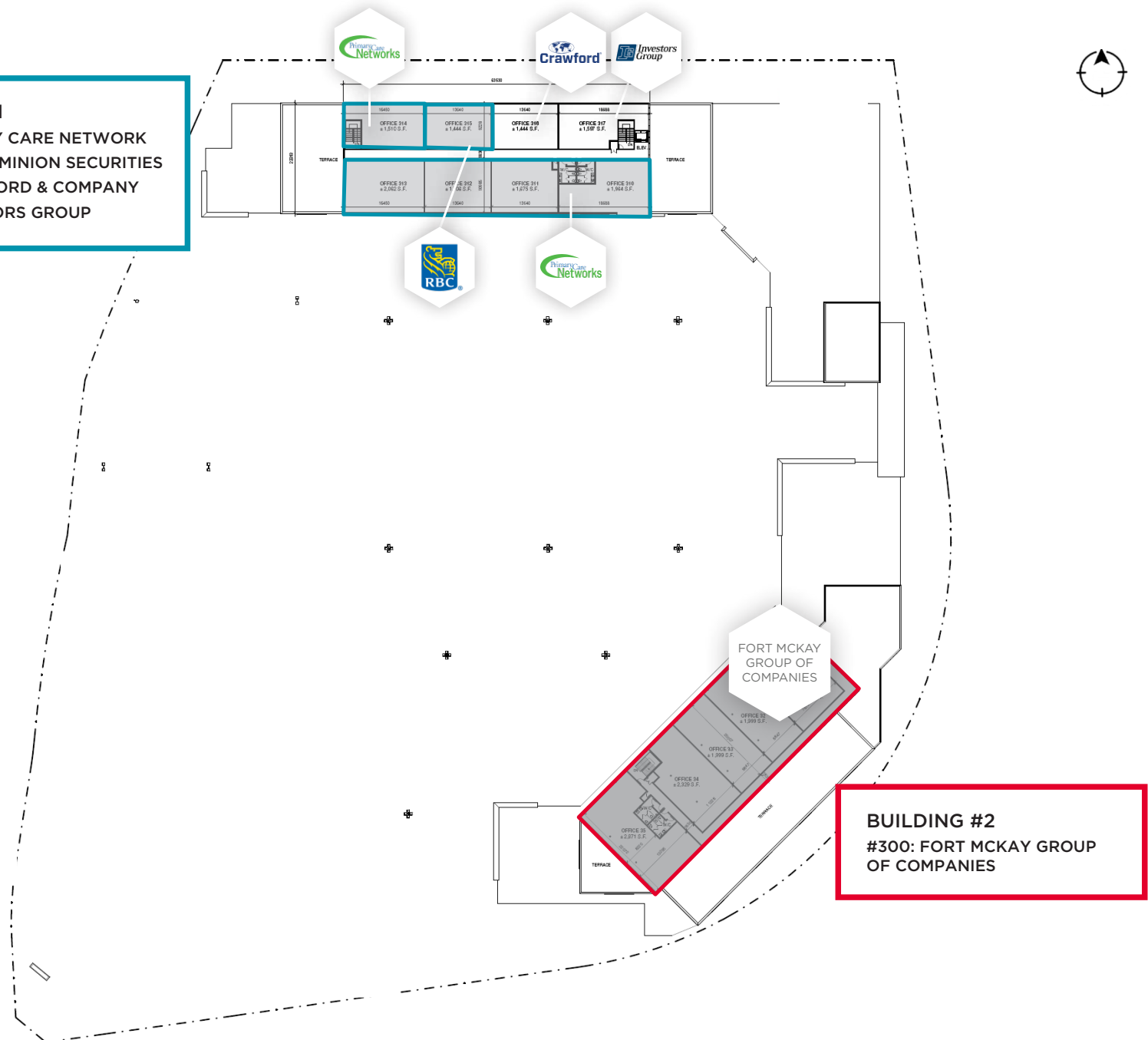


# SITE PLAN

## LEVEL 3

### BUILDING #1

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



# DEMOGRAPHICS



## POPULATION

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



## HOUSEHOLDS

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

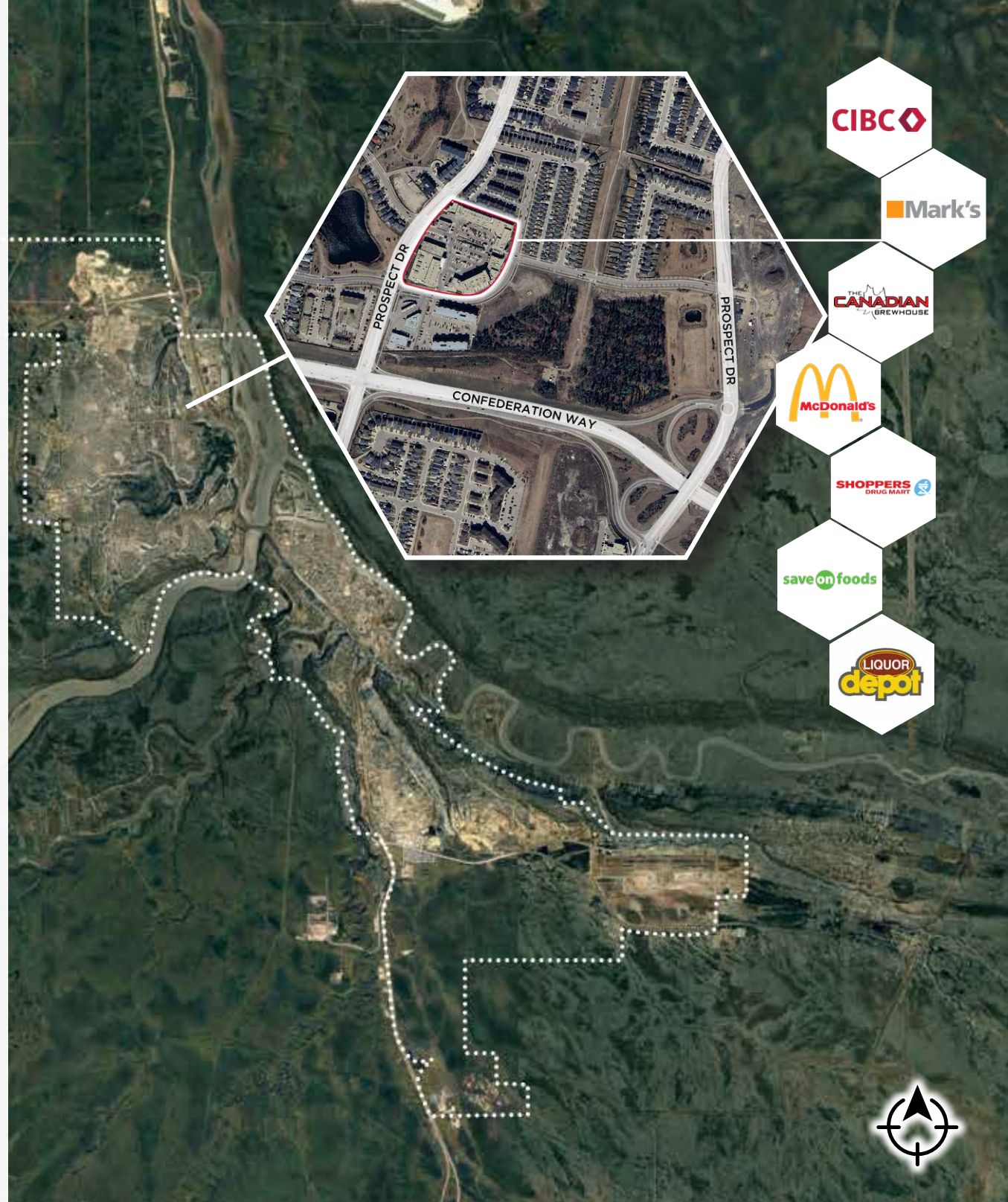


## EXPECTED GROWTH (2023-2026)

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)		



CIBC

Mark's

THE CANADIAN  
BREWHOUSE

McDonald's

SHOPPERS  
DRUG MART

save on foods

LIQUOR  
depot



## AVAILABLE UNITS

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

Building 2:  
#104, #203

Building 3:  
#204



BUILDING 2 - #104



BUILDING 1 - #107



BUILDING 1 - #109



BUILDING 1 - #112



BUILDING 1 - #114



BUILDING 2 - #203



BUILDING 3 - #204



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