

# FOR LEASE

MELCOR | REIT

CUSHMAN & WAKEFIELD  
Edmonton

## RESTAURANT OPPORTUNITY



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. February 2025

CUSHMAN & WAKEFIELD  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://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

<b>Zoning:</b>	C3 - Shopping Centre Commercial District
<b>Neighbourhood:</b>	Stoney Creek
<b>Building Size:</b>	Total Leasable Area 205,000 SF
<b>Availability:</b>	Main Floor: 5,564 SF Mezzanine: 2,201 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:

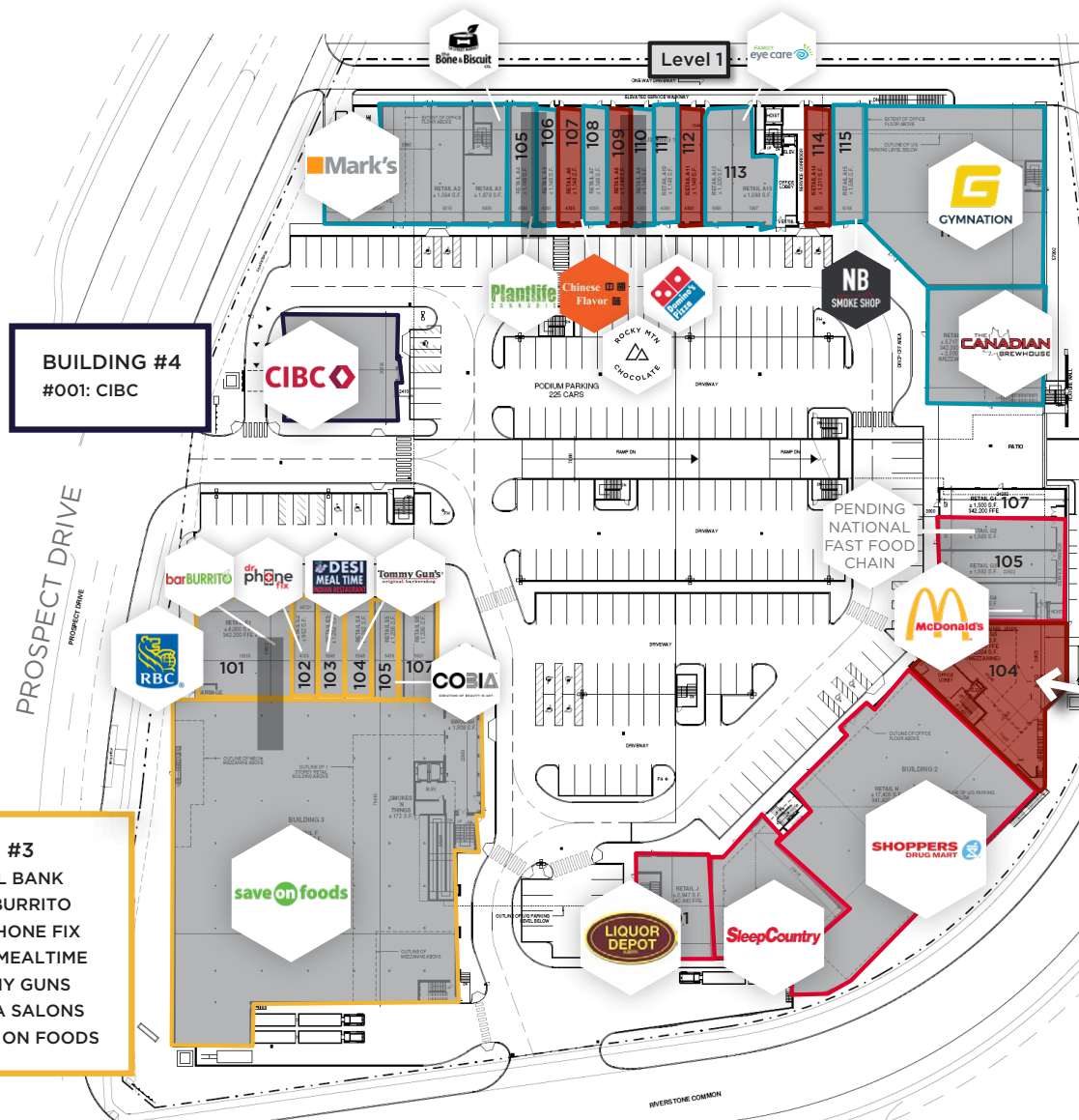
- #104 - 5,564 SF  
(+ 2,201 SF Mezzanine)
- #107 - 1,577 SF  
(Pending)

### 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

PROSPECT DRIVE  
PROSPECT DRIVE



### 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

SITE

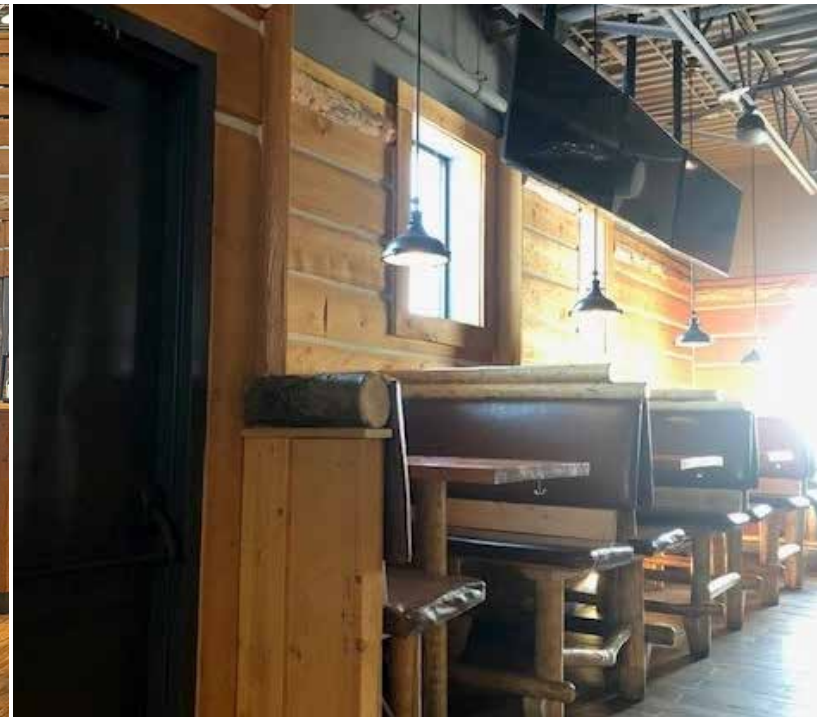
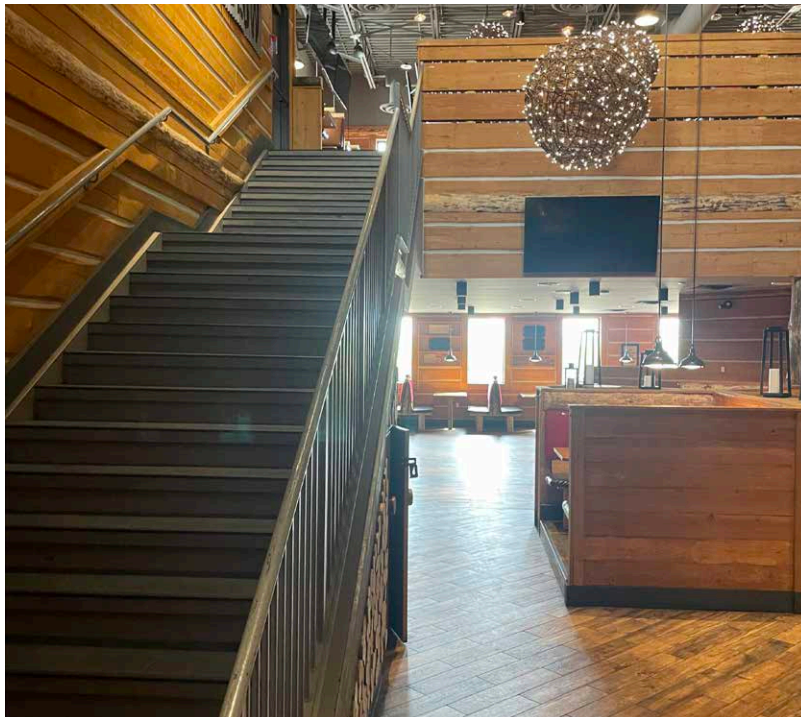
### BUILDING #2

- #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)

RIVERSTONE COMMON

# RESTAURANT

SEATING &  
COMMON AREAS



# KITCHEN EQUIPMENT



# 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 INFORMATION

**Additional Rent:**  
\$18.01/SF(Est. 2024)

**HVAC:**  
4 RTUs (7.5 Tons each)

**Power:**  
200amp 600/347V

**Water:**  
2"

**Natural Gas:**  
3,500 CFH at 7" WC gas pressure



**CUSHMAN &  
WAKEFIELD**  
Edmonton

**Brett Killips**  
Partner  
780 702 2948  
[brett.killips@cwedm.com](mailto:brett.killips@cwedm.com)

**Gary Killips**  
Partner  
780 917 8332  
[gary.killips@cwedm.com](mailto:gary.killips@cwedm.com)

**Cody Miner, B.COMM.**  
Associate  
780 702 2982  
[cody.miner@cwedm.com](mailto:cody.miner@cwedm.com)