

FOR LEASE

RESTAURANT OPPORTUNITY

STONEYCREEK
VILLAGE

108 Riverstone Ridge,
Fort McMurray, AB

JOIN OUR NATIONAL TENANTS

 **SHOPPERS
DRUG MART**

 **Mark's**

 **LIQUOR
depot**

 **THE
CANADIAN
BREWHOUSE**

 **barBURRITO**

 **CIBC**

 **RBC**

 **save on foods**

 **McDonald's**

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PROPERTY HIGHLIGHTS

- Vibrant mixed-use development
- Save On Foods anchored site
 - Excellent access
- Ample parking on the main level and underground
- *Highest household income in Canada*

PROPERTY DETAILS

ZONING

C3 - Shopping Centre
Commercial District

NEIGHBOURHOOD

Stone Creek

BUILDING SIZE

Total Leaseable Area
205,000 SF

AVAILABILITY

Main Floor: 5,564 SF
Mezzanine: 2,201 SF





SITE PLAN

LEVEL 1

AVAILABILITY

MAIN FLOOR
5,564 SF

MEZZANINE
2,201 SF

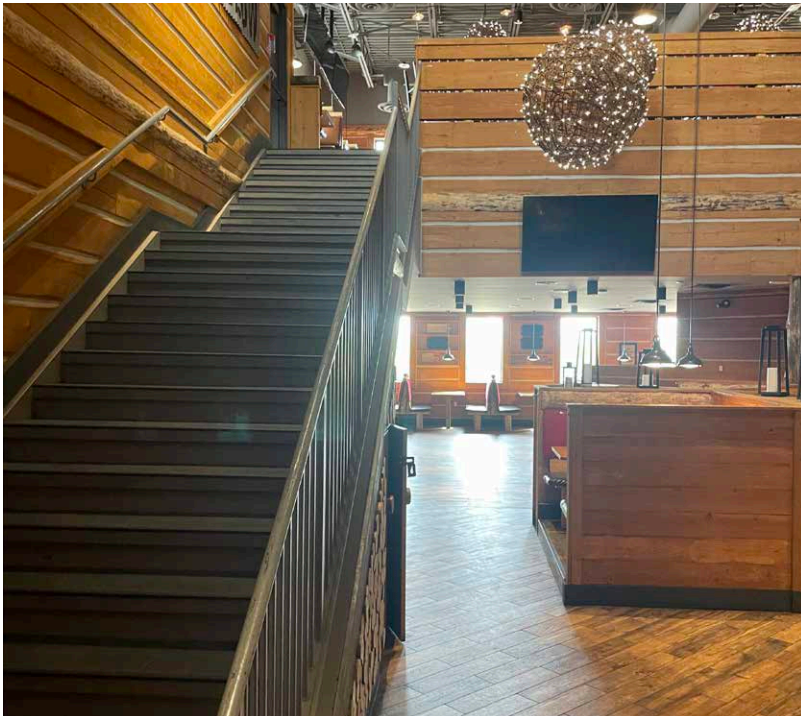
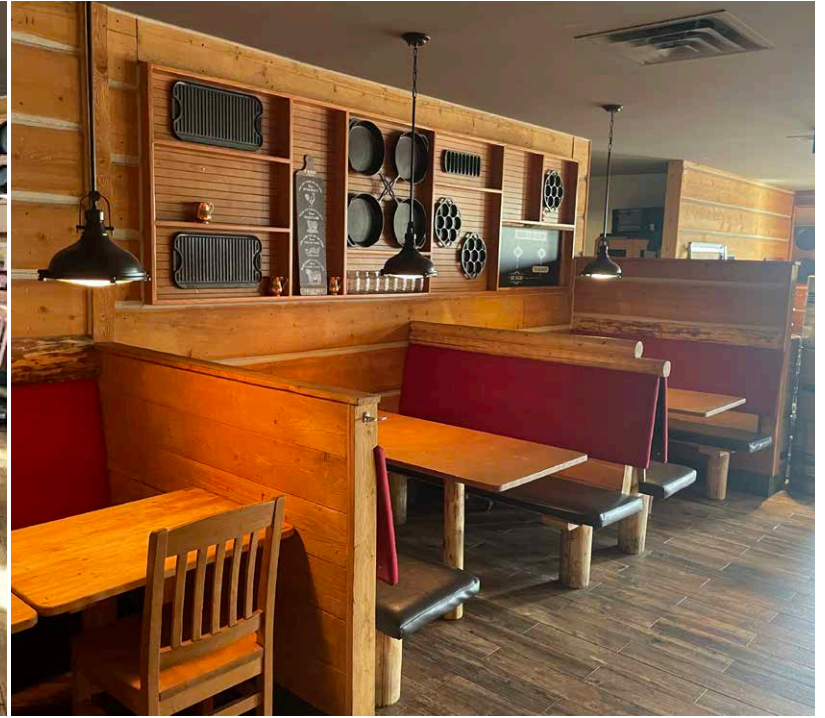
- AVAILABLE RETAIL VACANCIES
- RESTAURANT SPACE





RESTAURANT

SEATING &
COMMON AREAS





KITCHEN EQUIPMENT





ADDITIONAL DETAILS

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

SITE

PLAMONDON DR

PAULSON STREET

PROSPECT DR

RIVERSTONE RIDGE

SANDSTONE RIDGE

LIMESTONE LINK

AREA DEMOGRAPHICS

POPULATION

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

HOUSEHOLDS

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

EXPECTED GROWTH (2023-2026)

Icon	1km	3km	5km
	1.9%	1.3%	1.3%



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