

**AVISON
YOUNG**

For Lease
Athabasca Business Centre

885 Memorial Drive
Fort McMurray, AB



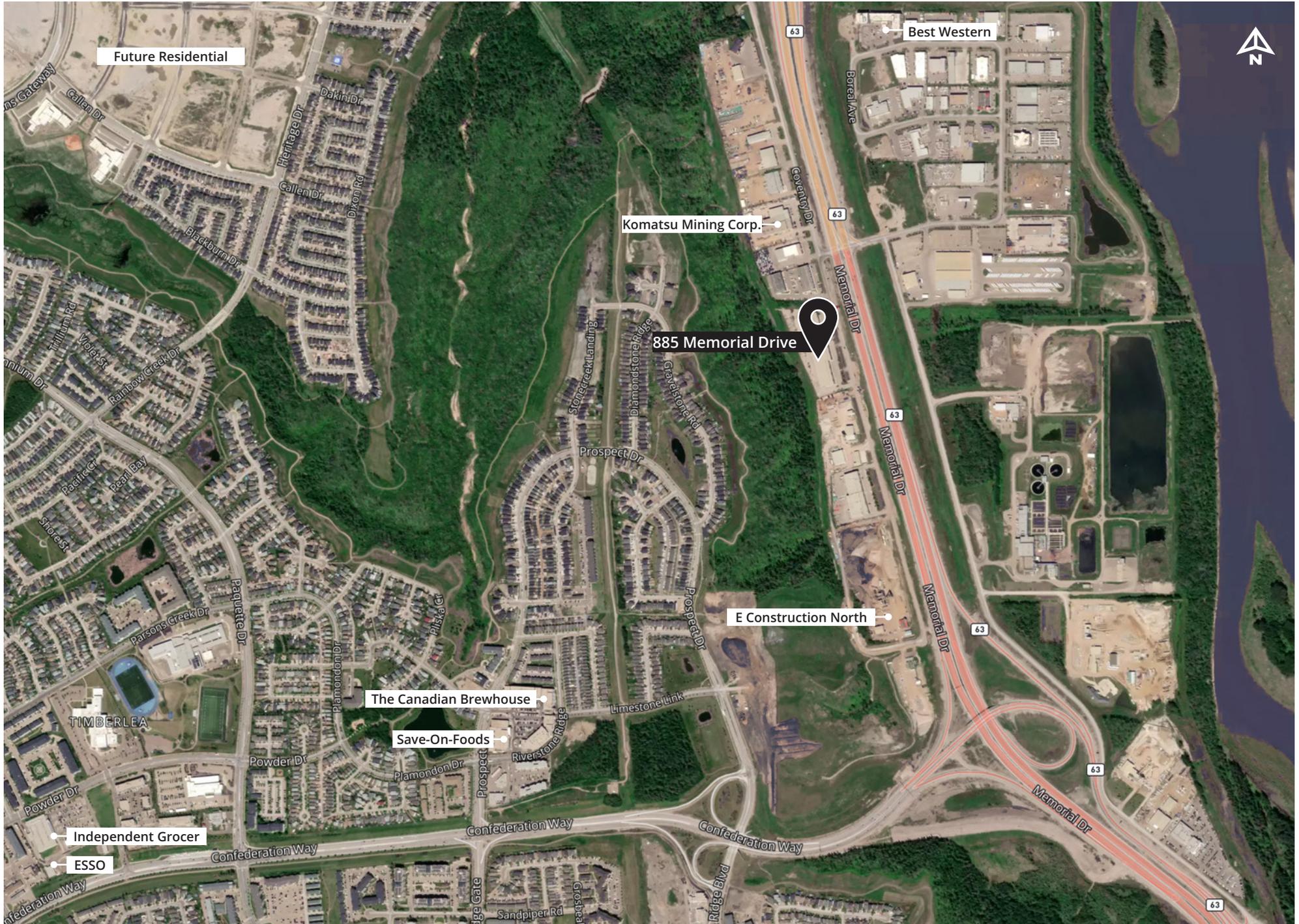
**Get more
information**

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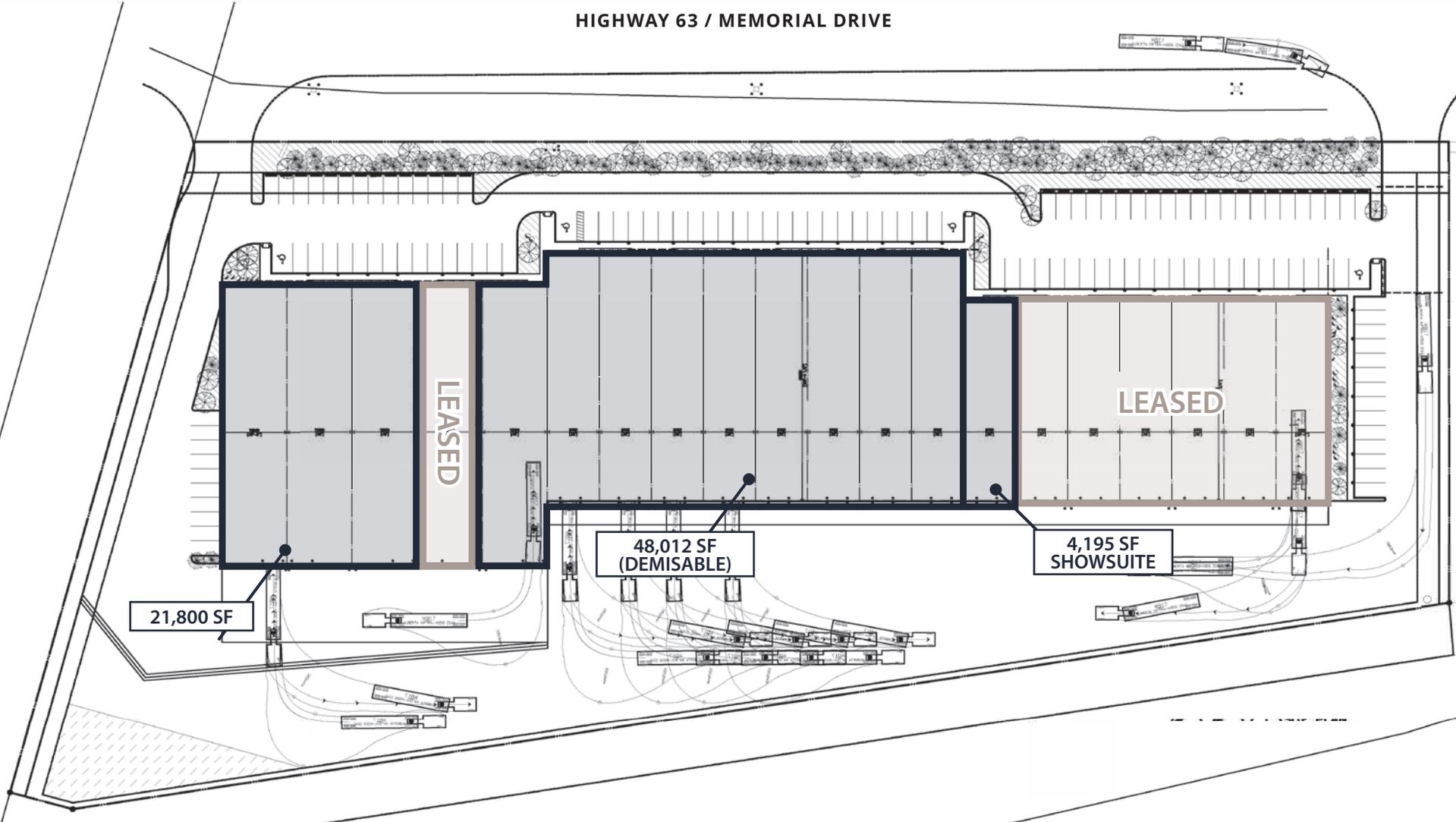
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Site / Building Plans



Site Specifications

Address: 885 Memorial Drive, Fort McMurray, AB

Legal Address: Plan 0421423; Block 1; Lot 4

Zoning: BI - Business Industrial

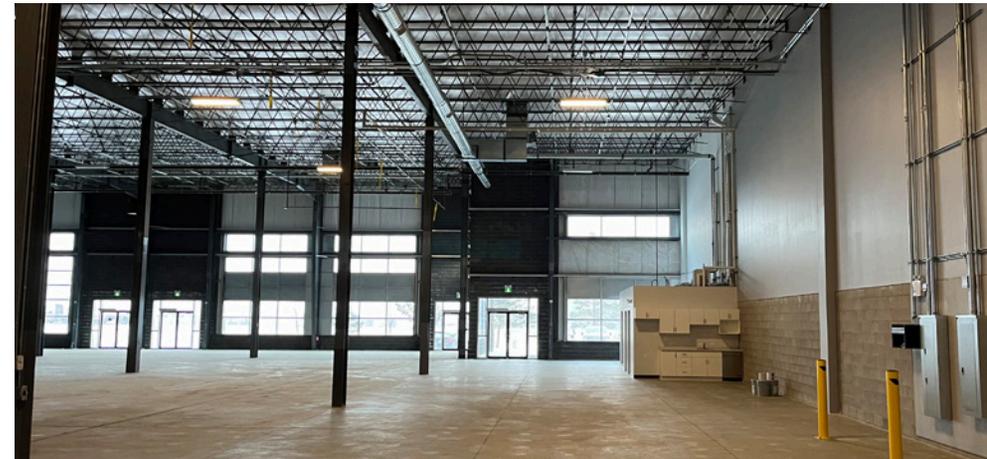
Site Size: 6.84 Acres

Area Available: 4,195 SF up to 74,007 SF

Year Built: 2008

Loading: 17 x 12'x14' grade doors
Dock loading opportunities available

Lease Rate: Market



Offering highlights include:

- The property is improved with ample paved parking, generous marshalling radius in the rear, grade loading, and flexible demising options
- Exposure to >20,000 vehicles per day
- Demising options from 4,195 - 74,007 SF
- Turnkey options available

For Lease

885 Memorial Drive, Fort McMurray, AB



Fort McMurray

Market Opportunity

ALBERTA ADVANTAGE: From having the lowest corporate tax rate in Canada—at 8%—to municipal incentives the Fort McMurray Wood Buffalo region is a prime example of what the advantage truly is.

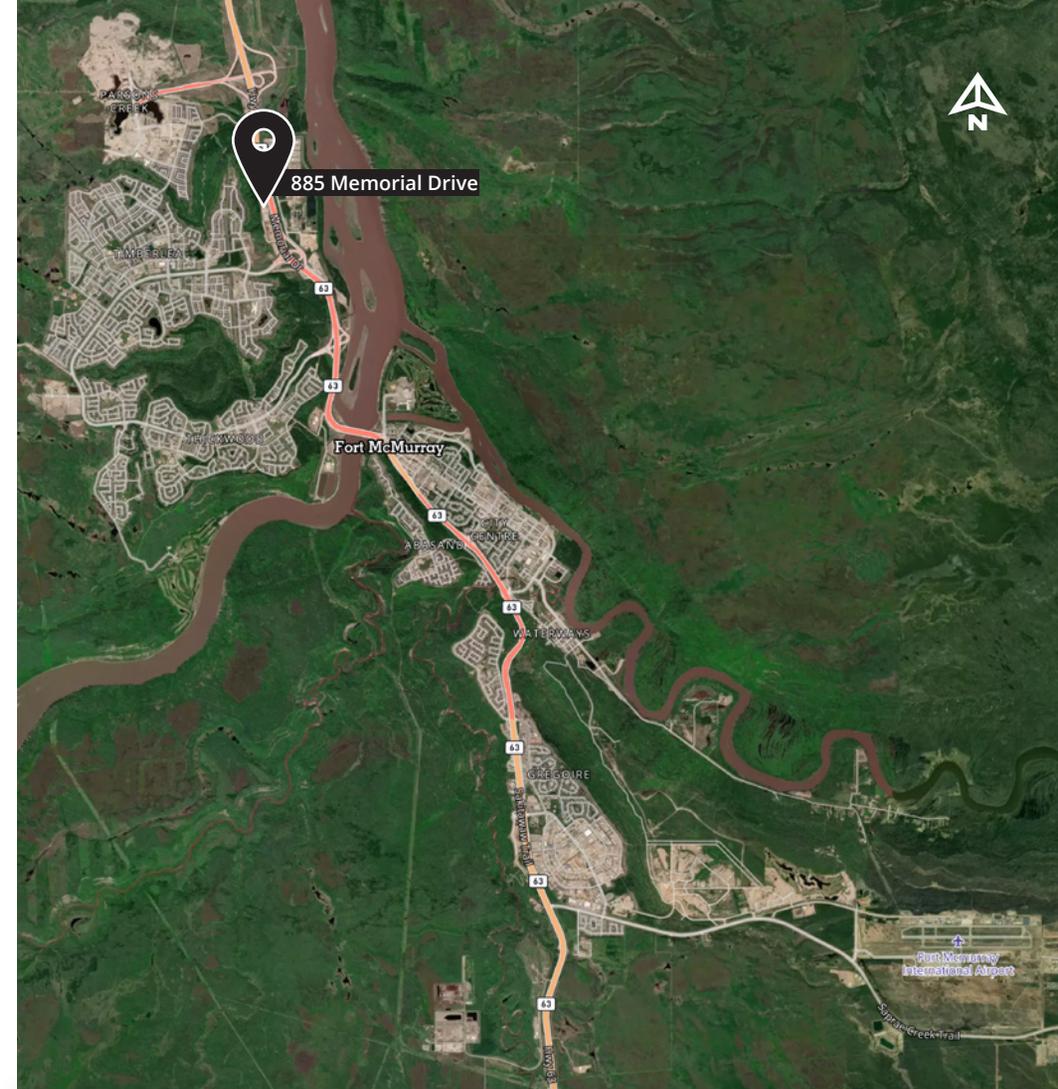
INDUSTRY GROWTH: 15% of Canada's Oil & Gas Extraction industry workforce is employed in Fort McMurray Wood Buffalo. Over the next 11 years, the Athabasca Oil Sands is projected to contribute \$1 Trillion to the Canadian GDP. For 2024, capital investment in the oil sands is forecast at \$13.3 billion. Through direct and indirect employment, taxes and royalties that support education, health care, infrastructure construction and more, the oil sands are a source of prosperity across the nation.

URBAN MARKET OPPORTUNITIES: The population is growing. Saline Creek and Parsons creek can accommodate a combined 40,000 new residents. There is no shortage of space for families and innovators to come and find their success.

The following is a list of opportunities in leading industries in Fort McMurray Wood Buffalo:

- National/Regional Retail Anchors
- High Density Mixed Use Projects
- Community Commercial/Services
- Branded Outlet Mall
- Urban Entertainment Centre
- Technology Based Commercial
- Health Services/Commercial
- National/Specialty Restaurants
- Hospitality/Conference Centre
- Leisure/Resort Destinations
- Highway Services/Travel Centre
- Auto Mall
- Logistics/Distribution
- Cultural Showcase

<https://www.fmwbc.ca/business-invest/market-opportunity>



ROBUST COMMERCIAL/RETAIL DEMAND

\$1,85B - \$3.23B

2022 - 2030

HIGH HOUSEHOLD INCOME

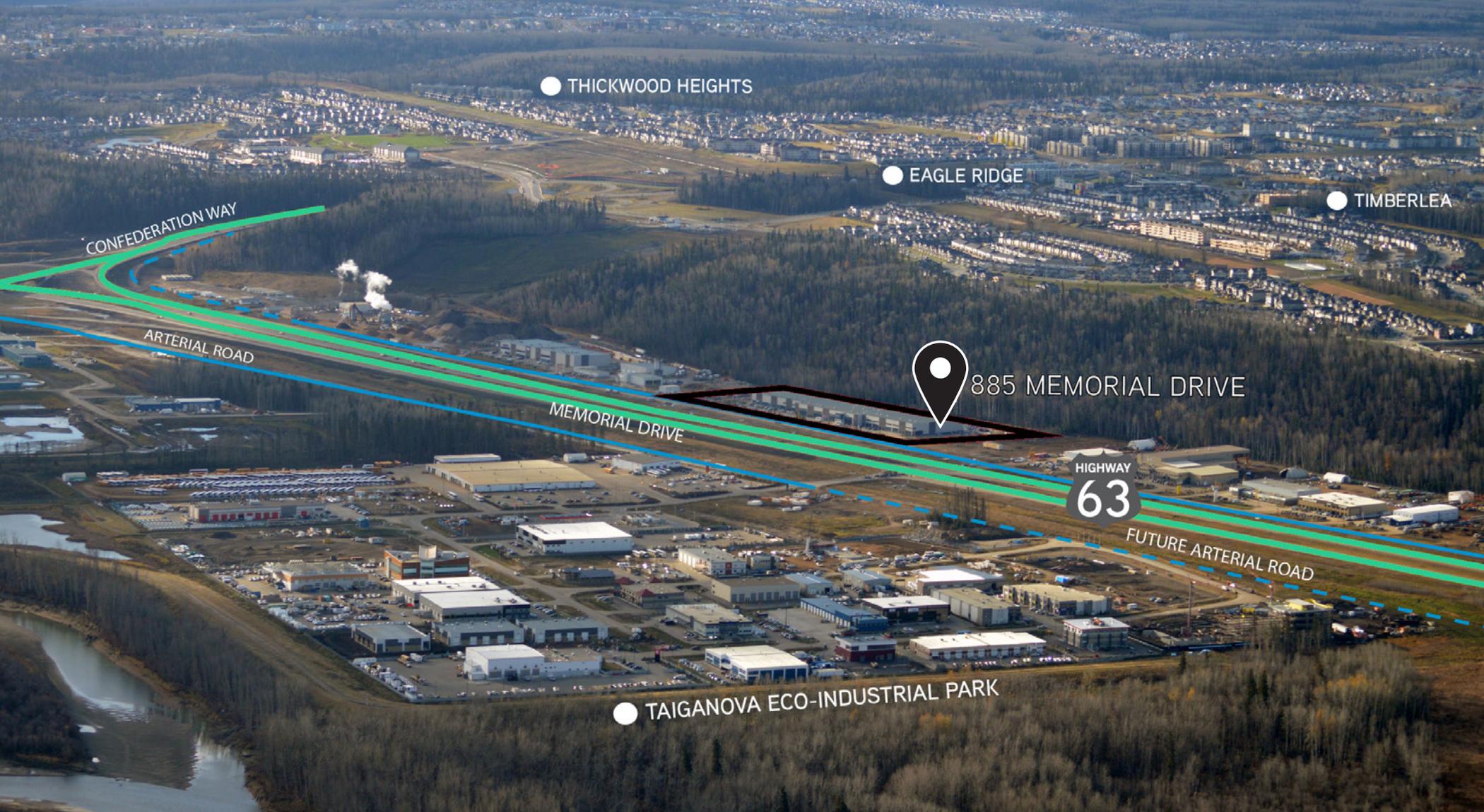
\$217,261

2023 AVERAGE

YOUNG AFFLUENT CONSUMER BASE

35

MEDIAN AGE



● THICKWOOD HEIGHTS

● EAGLE RIDGE

● TIMBERLEA

CONFEDERATION WAY

ARTERIAL ROAD

MEMORIAL DRIVE

885 MEMORIAL DRIVE

HIGHWAY 63

FUTURE ARTERIAL ROAD

● TAIGANOVA ECO-INDUSTRIAL PARK

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