

**AVISON
YOUNG**


RFA
ASSET MANAGEMENT

Retail For Lease
9521 Franklin Avenue
Fort McMurray, AB





Northern Lights Shopping Centre II


Various Retail Bays Available!

 1,275 sf & 2,381 sf available immediately, with
3,663 sf available in future

 7,319 sf of space combined

 Excellently positioned in the heart of Downtown
Fort McMurray along Franklin Avenue

 Benefits from 82,393 residents in Fort McMurray
and 25,347 residents of the surrounding areas

 Mix of regional and national tenants, and shadow-
anchored by Fresh Co

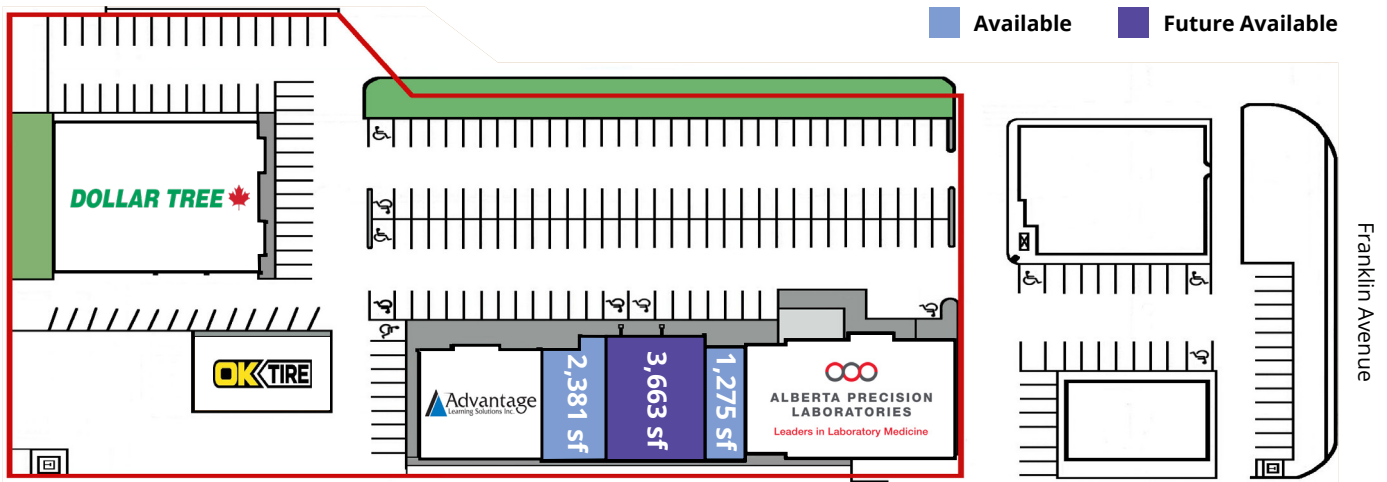
Get more information

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For Retail Lease

9521 Franklin Avenue, Fort McMurray, AB



Offering Summary

GLA	30,449 sf
Site Area:	2.82 acres
Zoning:	Central Business District (CS)
Parking Ratio:	5.01 stalls per 1,000 sf
Additional Rent:	CAM: \$10.57
	Taxes: \$2.07
	(2026) \$12.64



35.6
 Median age for Wood Buffalo residents
*Sitewise 2025

82,393
 Wood Buffalo Population
*Regional Municipality of Wood Buffalo 2025

\$226,043
 Average Household Income
*Wood Buffalo, Sitewise 2025

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