



Tide Centre

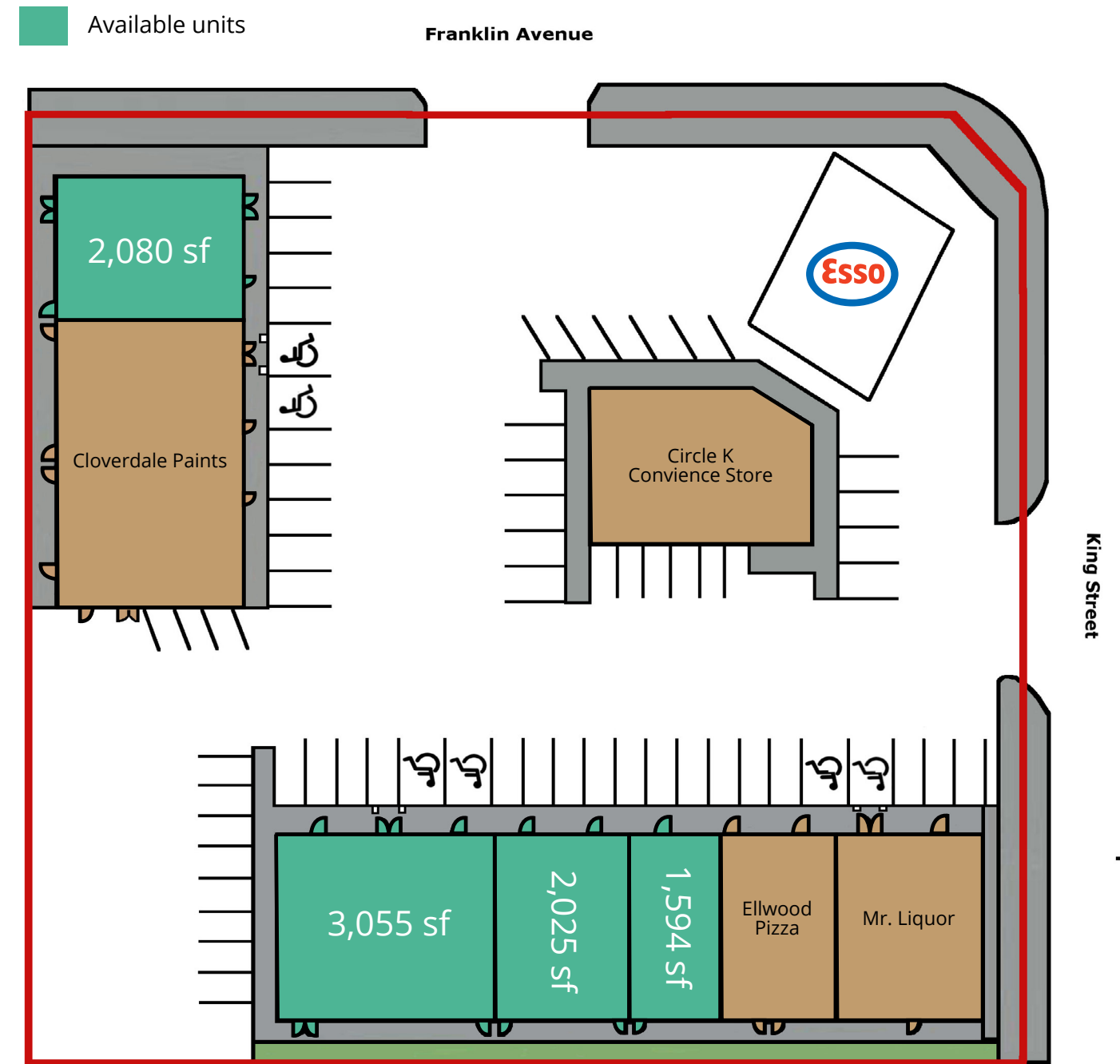
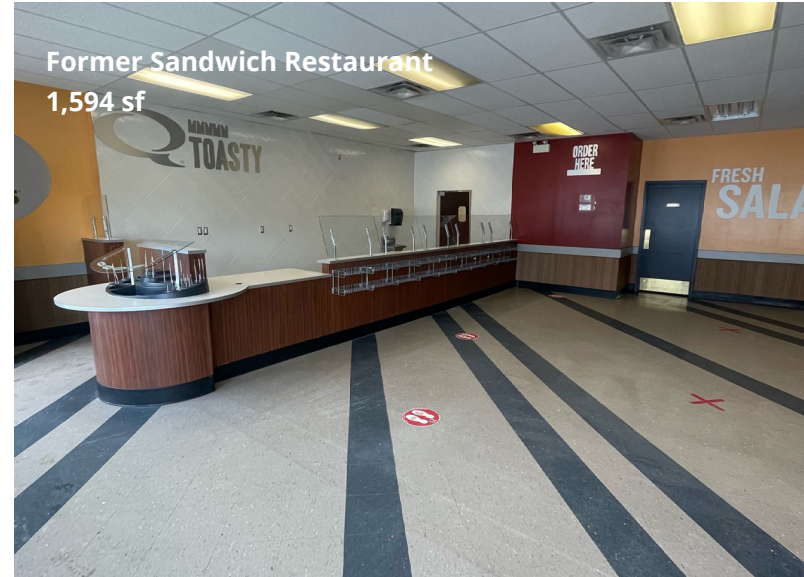
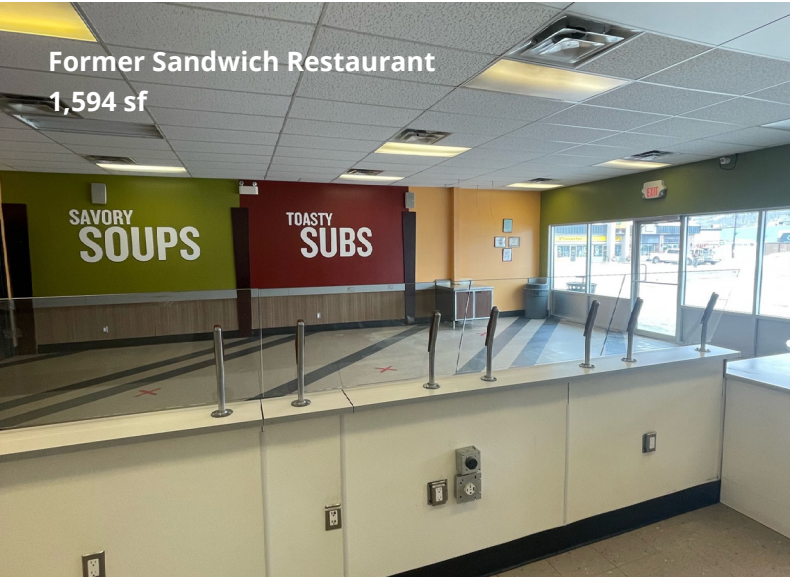
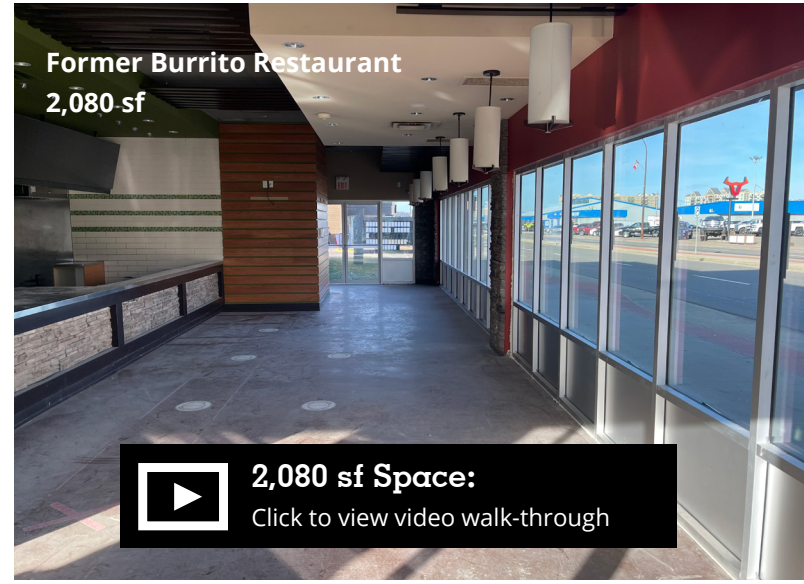
- Tide Centre is a three-building retail development that comprises 18,901 square feet of leasable area
- Immediate adjacent to Keyano College, a major post-secondary institution in the heart of downtown
- Join a mix of national and local tenants including Cloverdale Paint and Circle K Convenience Store
- 1,594 sf, 2,025 sf, 2,080 sf (restaurant space), & 3,055 sf available immediately
- Up to 6,674 sf of contiguous space available
- Convenient access to King Street, Franklin Avenue and Highway 63

Get more information

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Retail For Lease

9914 King Street Fort McMurray , AB



Offering Summary

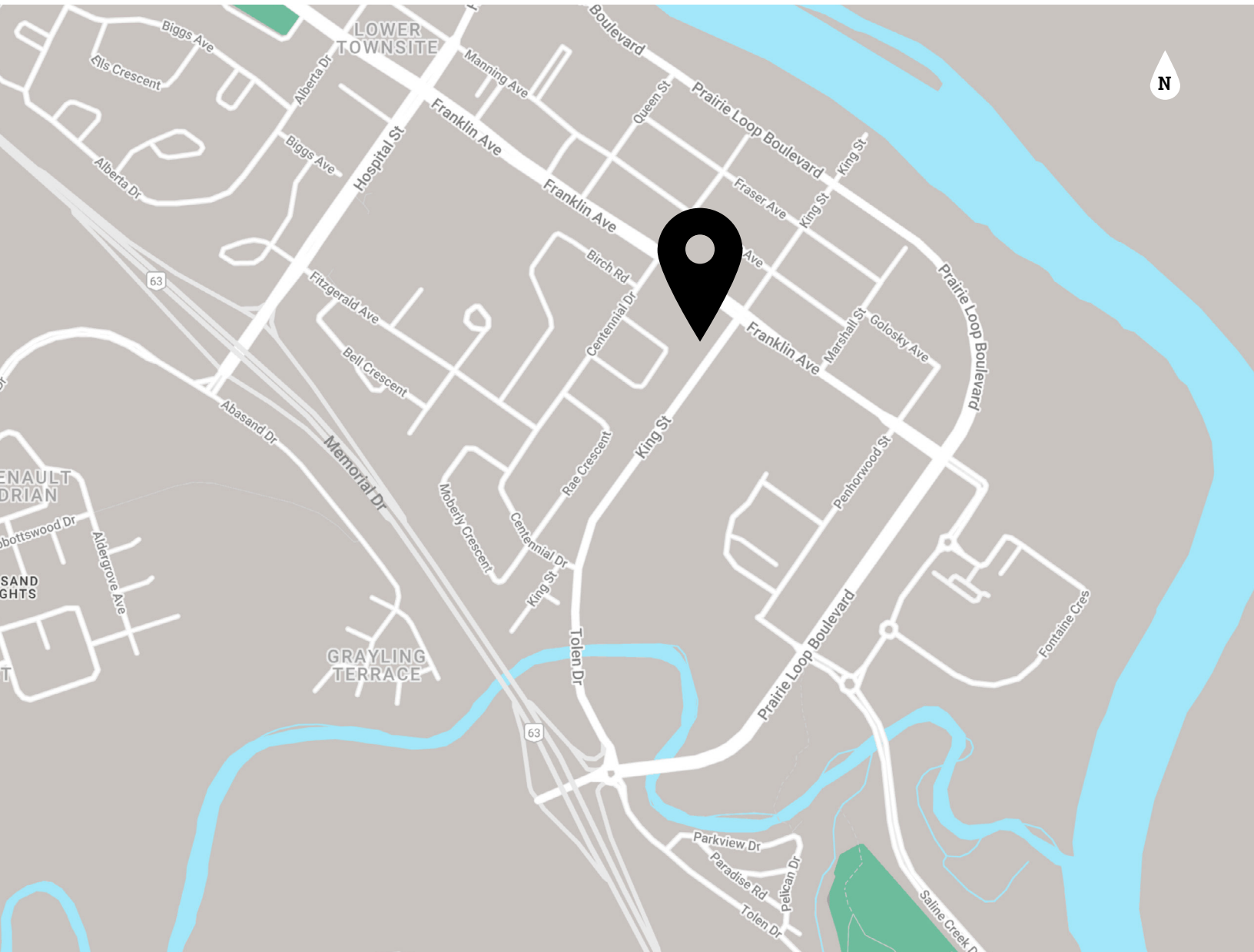
GLA:	18,901 sf
Parking Ratio:	3.41 stalls per 1,000 sf
Site Area:	1.5 acres
Zoning:	C2; Mixed/Transitional Commercial District
Additional Rent:	CAM: \$16.15 Taxes: \$1.38 (2026) \$17.53

\$228,866
Average Household Income
**Sitewise 2025, Wood Buffalo*

35.6
Median age for Wood Buffalo residents
**Sitewise 2025*

77,585
Wood Buffalo Population
**Government of Alberta 2025*





The very busy Franklin Ave serves as the major commuter corridor into downtown and is close to restaurants, shopping centers and minutes away from the world class recreational facility, MacDonald Island Park, which hosted the Wood Buffalo 2023 Arctic Winter Games.

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