

**FOR LEASE: MAIN FLOOR RETAIL/COMMERCIAL SPACE**

# RADIUM BUILDING

8106 Fraser Avenue  
Fort McMurray, Alberta

**Unit 15: 1,265 sf**

**Unit 21: 2,531 sf**

**Unit 29: 2,285 sf**

**Total: 6,081 sf**



## FEATURES

- ✓ 6,081 sf of contiguous space available
- ✓ Ample surfaces parking stalls
- ✓ Competitive Rental Rates
- ✓ Operating Costs: \$10.89 psf (2025/2026 est.)
- ✓ Central location near Hospital & shopping
- ✓ Supported by surrounding residential units

## CONTACT US

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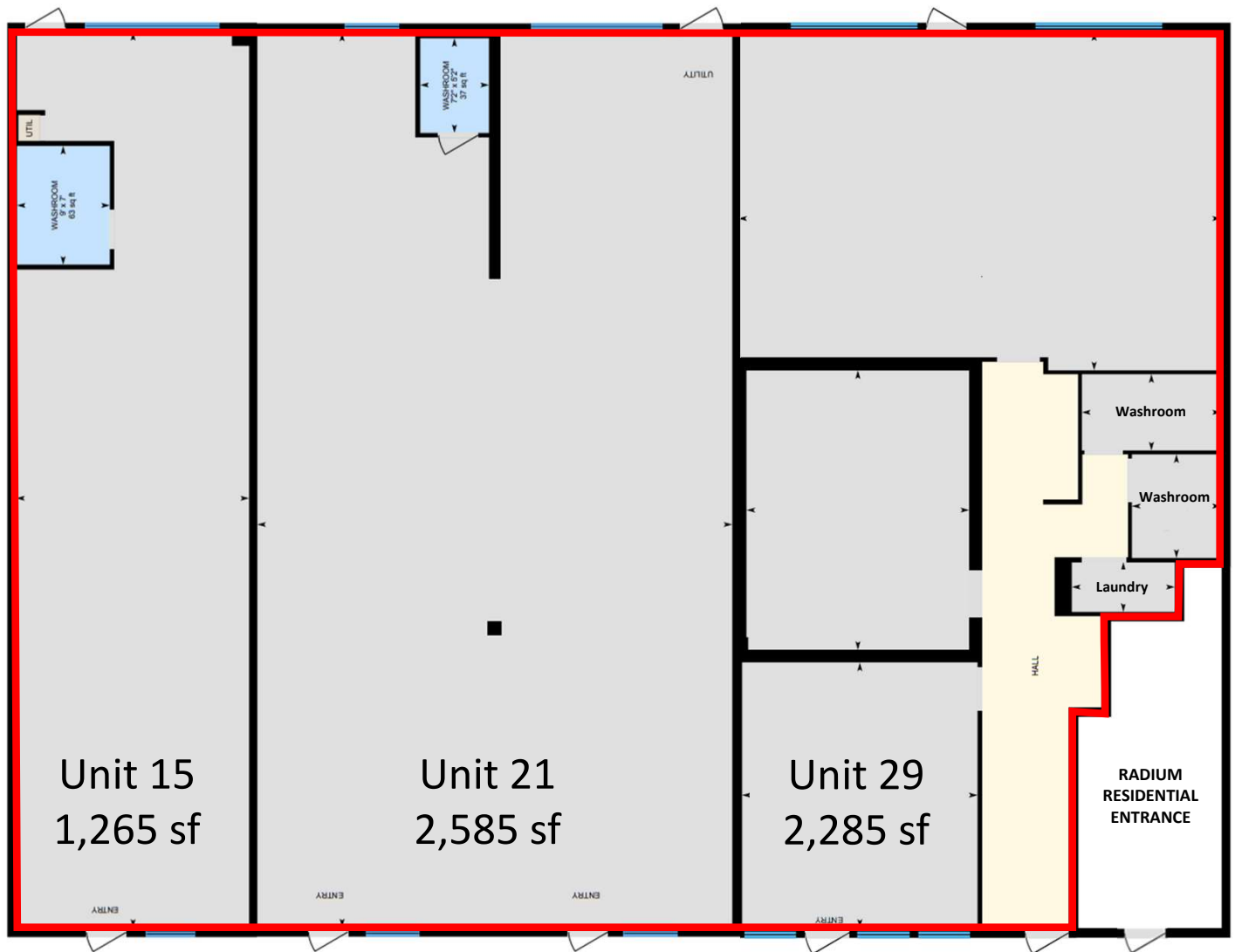
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Safeway Holdings (Alberta) Ltd.

## RADIUM BUILDING: Available Space

Radium Building  
8106 Fraser Avenue  
Units 15/21/29: 6,081 sf Contiguous

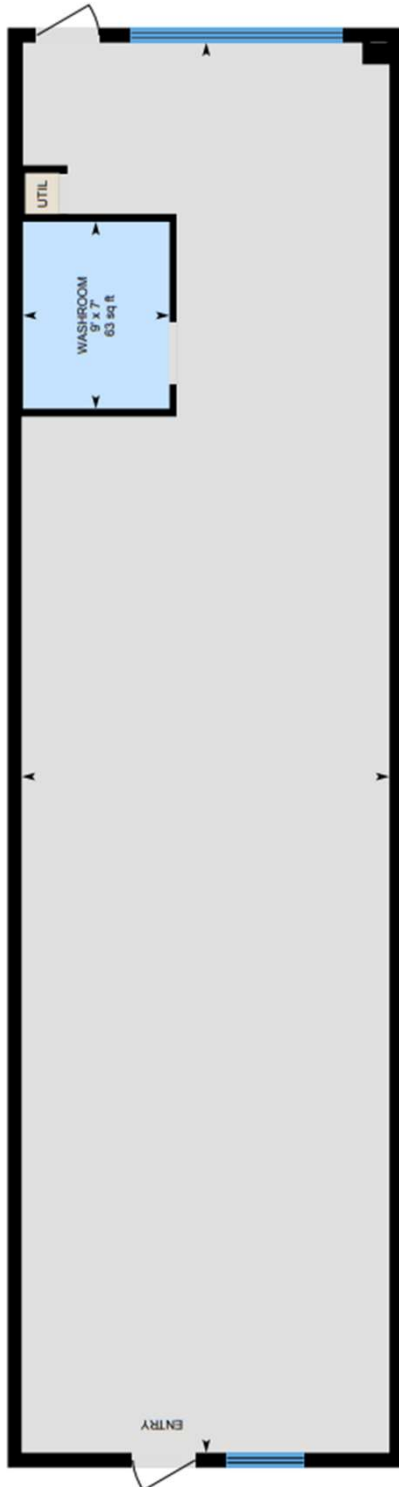


### Zoning

- Franklin Avenue Re-Urbanization Zone | PRA2 – Prairie East of Queen Mixed Use
- **Permitted Uses:** Food and Beverage Commercial, Institutional and Civic, Office Commercial, Recreation Commercial, Retail Commercial (<5,000 m2 GFT), Service Commercial.
- **Discretionary Uses:** Limited Commercial, Restricted Commercial, Tourism Commercial

## RADIUM BUILDING: Available Space

Radium Building  
8106 Fraser Avenue  
Unit 15: 1,265 sf



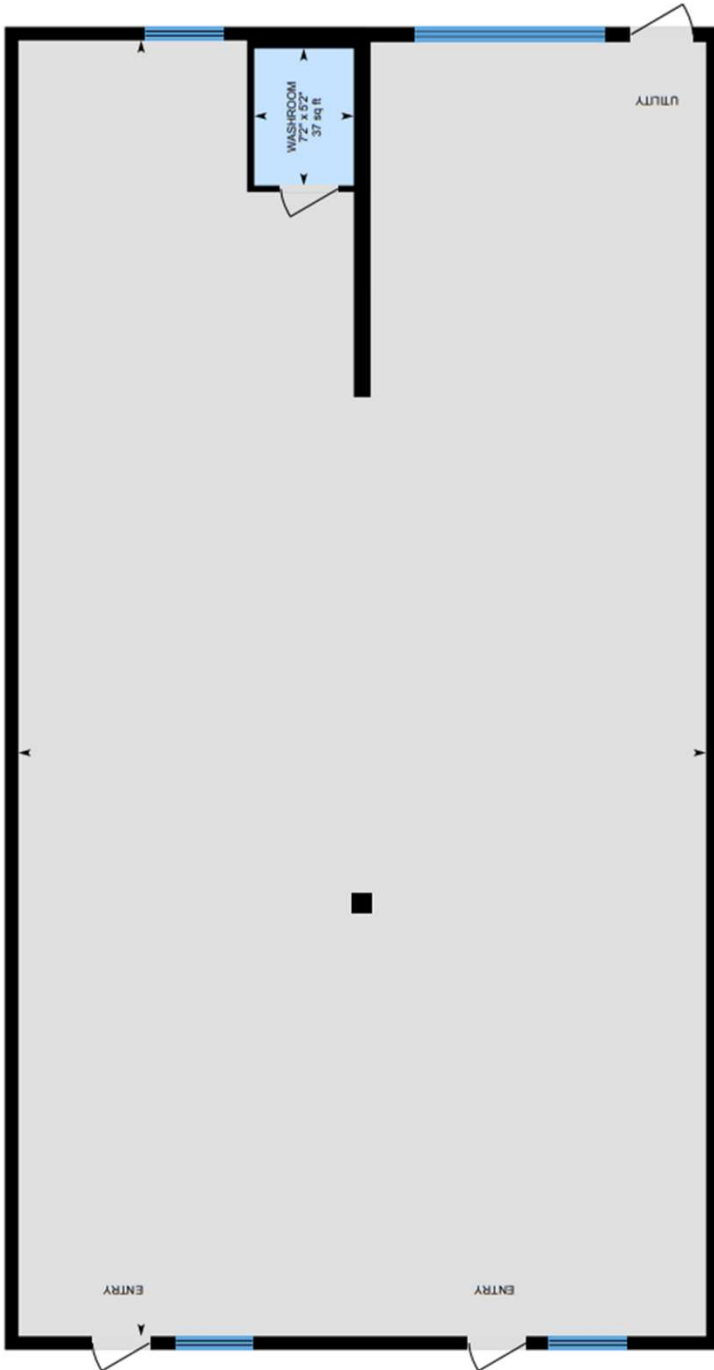
### Existing Improvements

- ✓ Open space
- ✓ One washroom
- ✓ Previously used as storage space
- ✓ Flexible deal terms available



# RADIUM BUILDING: Available Space

Radium Building  
8106 Fraser Avenue  
Unit 21: 2,531 sf



## Existing Improvements

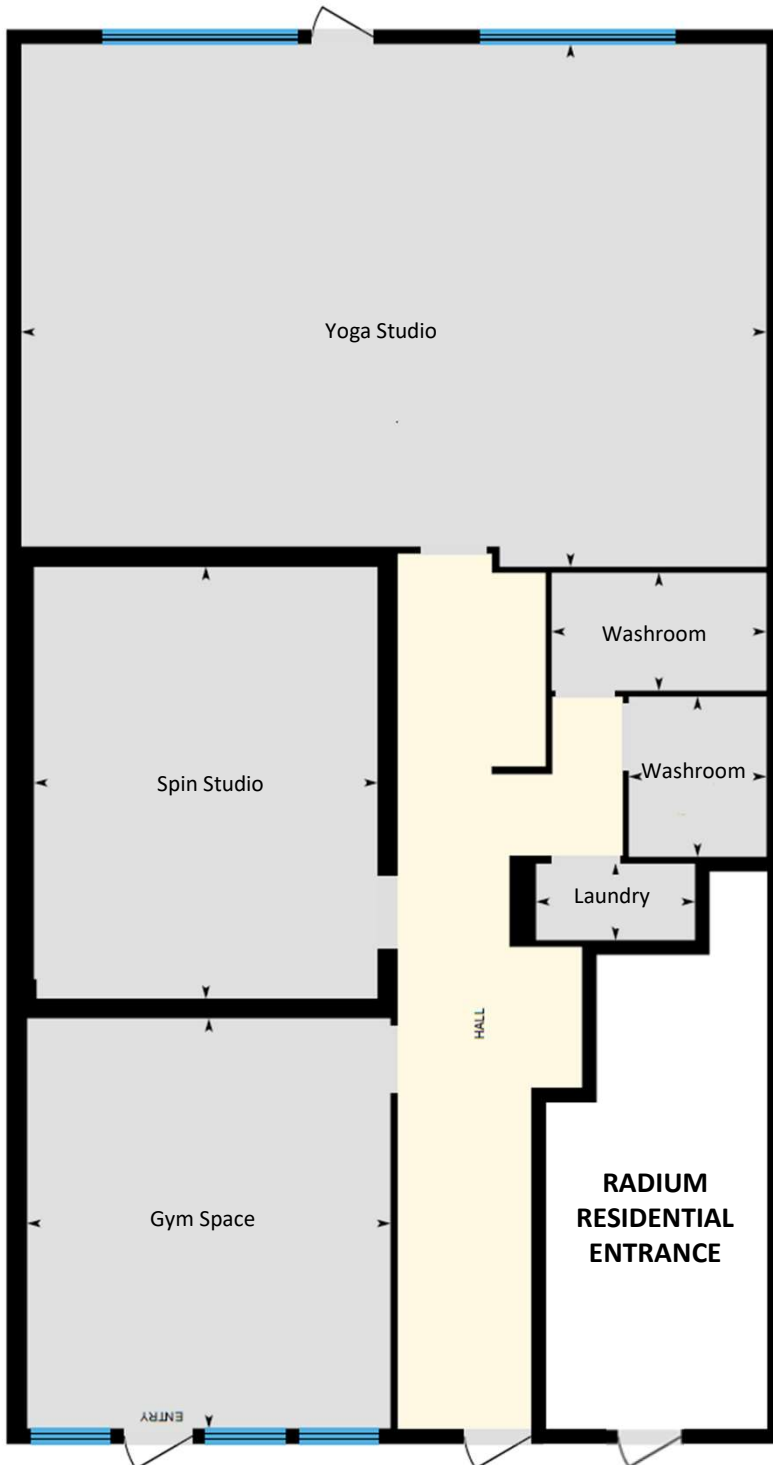
- ✓ Open space
- ✓ Shop sink
- ✓ One washroom





## RADIUM BUILDING: Available Space

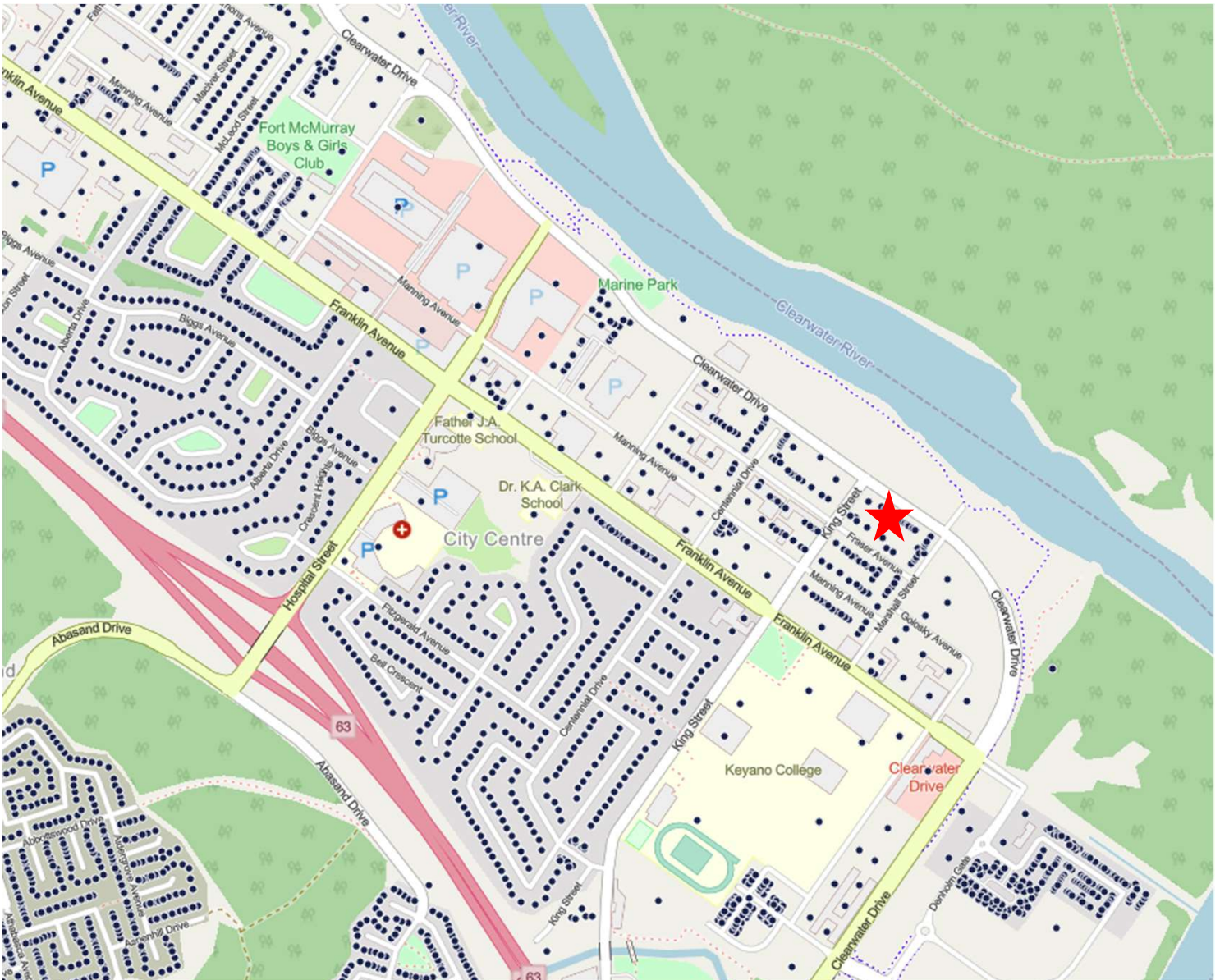
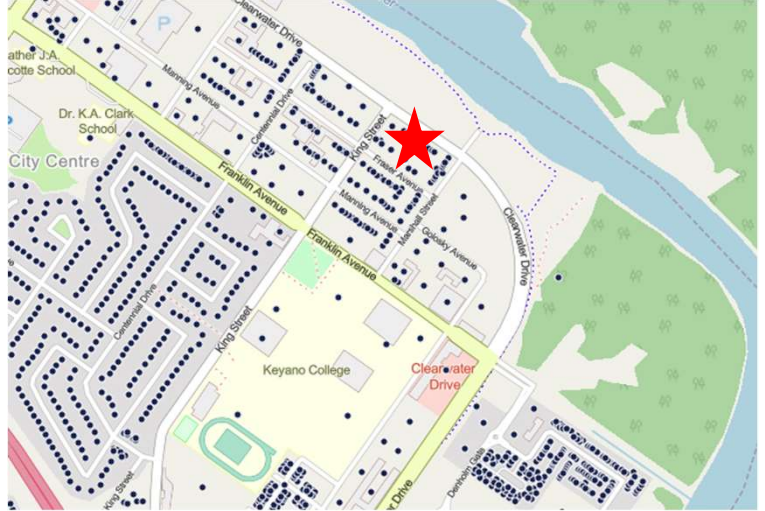
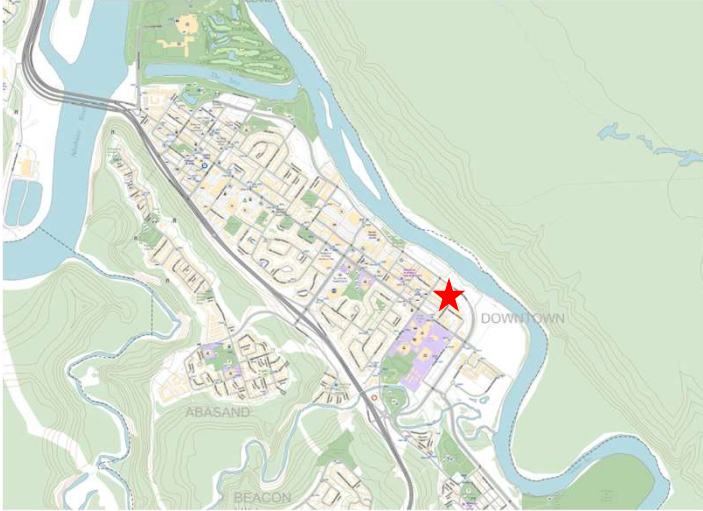
**Radium Building**  
**8106 Fraser Avenue**  
**Unit 29: 2,285 sf**



### Existing Improvements

- ✓ Infrastructure built out for a fitness user
- ✓ Gym space
- ✓ Spin studio
- ✓ Yoga studio
- ✓ 2 Washrooms roughed in
- ✓ Laundry rough-ins
- ✓ Ready for new tenant's finishes
- ✓ Layout can be modified for other uses (e.g. Retail, Medi-Spa)

# RADIUM BUILDING: Location





# RADIUM BUILDING: Market Profile



## MARKET PROFILE

SIGNIFICANT UNMET OPPORTUNITY

**37%**

Outflow Available for Recapture

ROBUST COMMERCIAL/RETAIL DEMAND

**\$1,85B - \$3.23B**

2022-2030

HIGH HOUSEHOLD INCOME

**\$217,261**

2023 Average

YOUNG AFFLUENT CONSUMER BASE

**35**

Median Age

EMPLOYED IN WOOD BUFFALO

**15%**

of Canada's Oil & Gas Extraction industry  
workforce

OIL REMAINING IN THE ATHABASCA OIL SANDS

**158 BILLION BARRELS**

This means at least 100 years of activity.

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form part of any future contract. This offering may be altered or withdrawn at any time without notice.

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