FOR LEASE: PRIME RETAIL OR OFFICE SPACE

River Ridge

RIVER RIDGE EXECUTIVE SUITES

8528 Manning Avenue
Fort McMurray, Alberta

Unit 105: 3,345 sf

FEATURES

- ✓ 3,345 sf end unit
- ✓ 14 surfaces stalls adjacent to unit
- ✓ Competitive Rental Rates
- ✓ Operating Costs: $12.54 psf (2026/2027 est)
- ✓ Heated underground parking available
- ✓ Central location near Hospital & shopping
- ✓ Supported by 294 Residential Units
- ✓ Pylon signage available

CONTACT US

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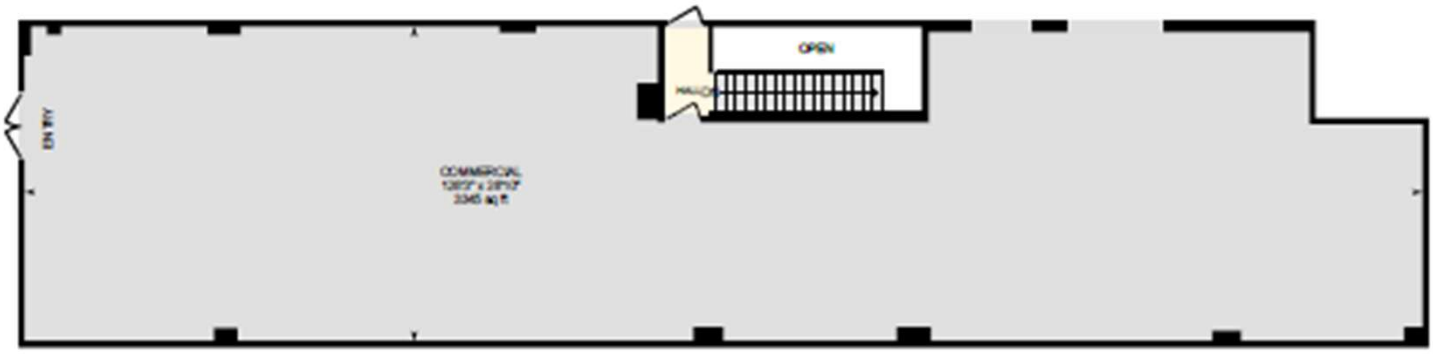
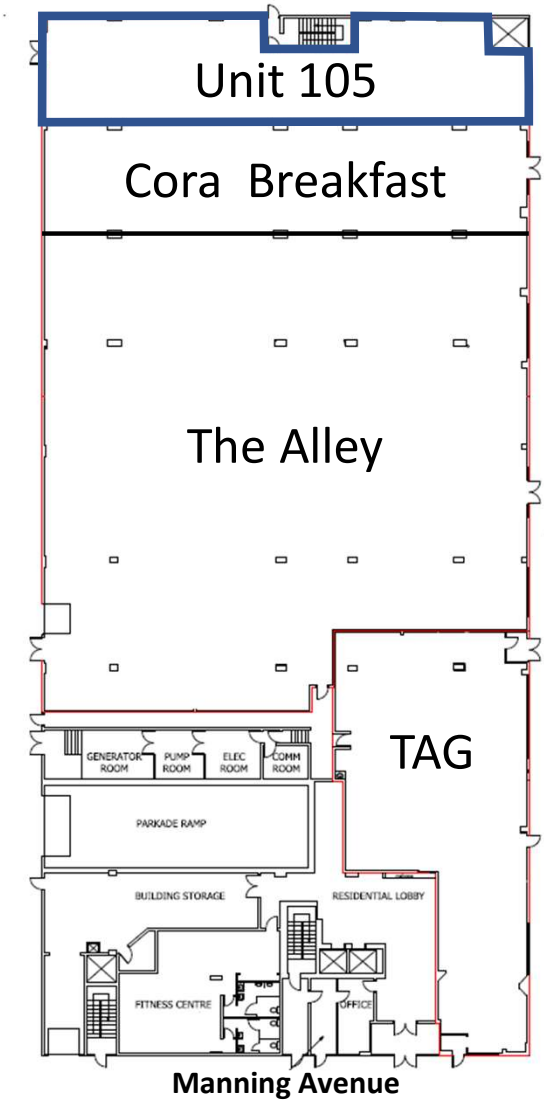
Safeway Holdings (Alberta) Ltd.

RIVER RIDGE CENTRE: Available Space

River Ridge Executive Suites
8528 Manning Avenue
Unit 105: 3,345 sf





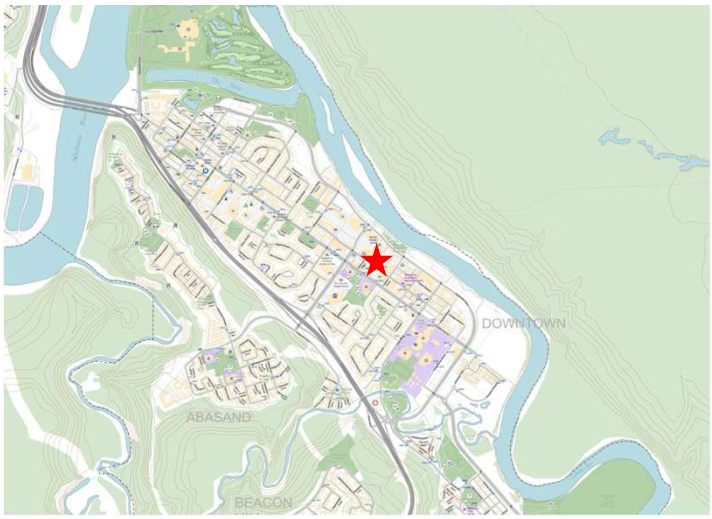
Zoning

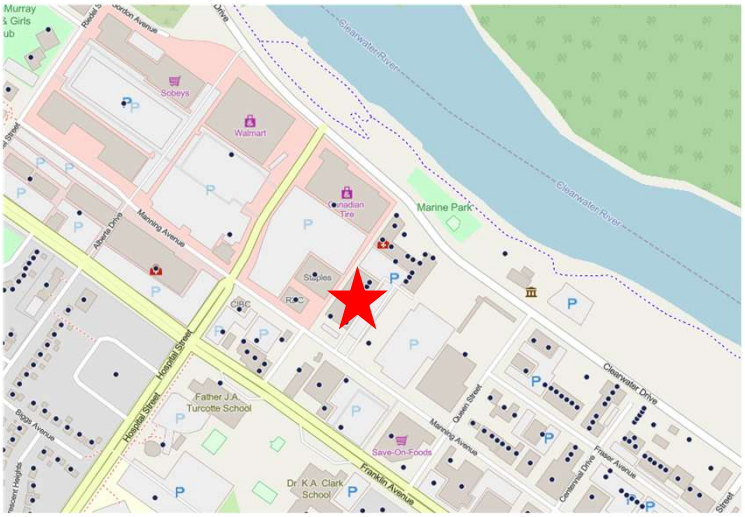
Franklin Avenue Re-Urbanization Zone
PRA1 – Prairie West of Queen Mixed Use

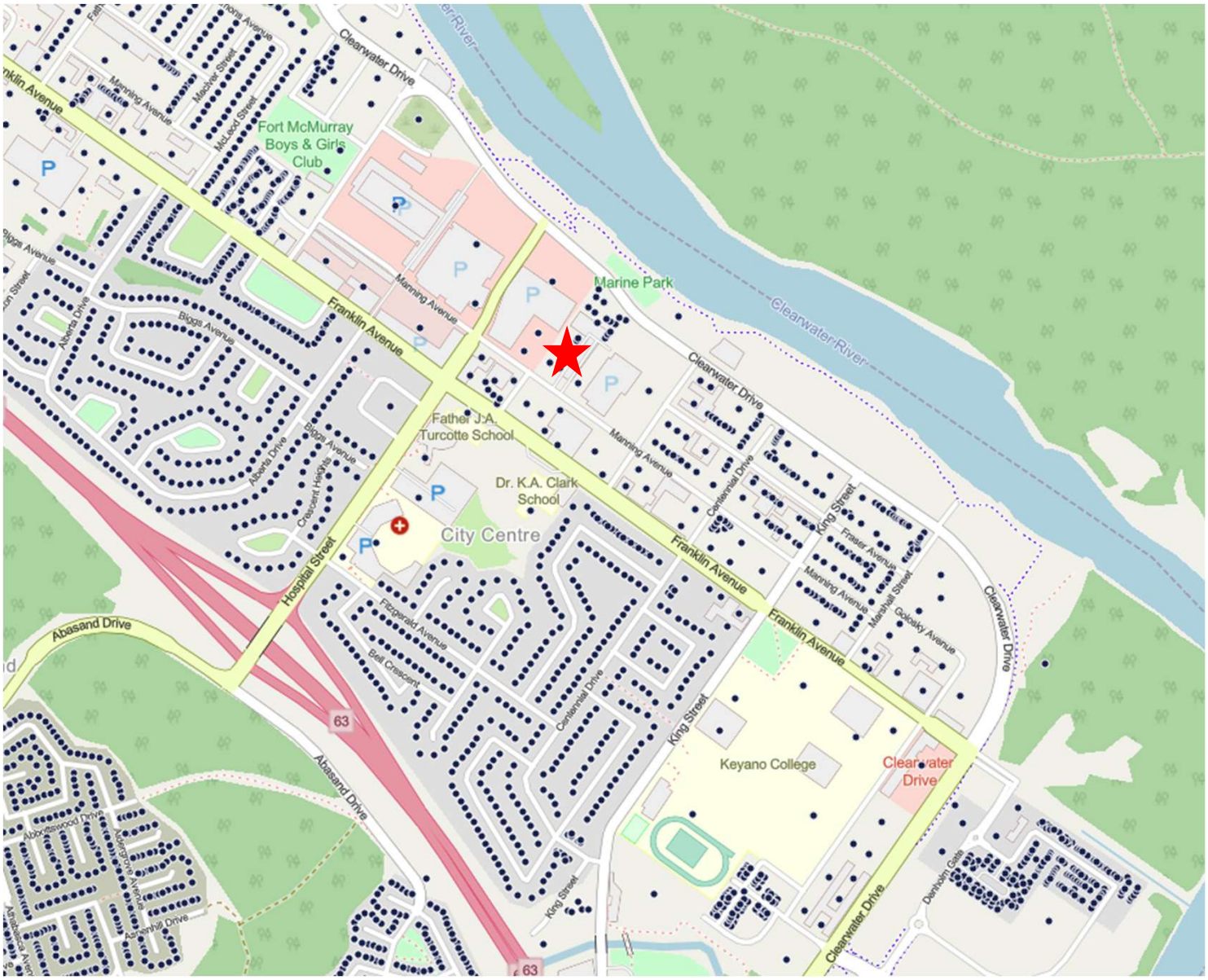
Permitted Uses:
- Food and Beverage Commercial
- Institutional and Civic
- Office Commercial
- Recreation Commercial
- Retail Commercial (<5,000 m2 GFT)
- Service Commercial

Discretionary Uses
- Limited Commercial
- Restricted Commercial
- Tourism Commercial

RIVER RIDGE CENTRE: Location







RIVER RIDGE CENTRE: 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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