

**AVISON
YOUNG**

First Class Showroom/Warehouse Space for Lease

805 Memorial Drive
Fort McMurray, AB



**Get more
information**

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Fort McMurray's First Class Showroom and Warehouse

About the Property

Located in north Fort McMurray adjacent to the TaigaNova Eco-Industrial Park, 805 Memorial Drive is a multi-tenant facility on a 4.5 acre site, fronting directly onto Highway 63. The property has immediate access to the majority of Fort McMurray's population, and is strategically located for convenient access to the northern mine sites.

The property is improved with ample paved parking, generous marshalling radius in the rear, grade loading, and demising options.

Offering highlights include:

- Large paved yard.
- 3 x 12'x14' grade loading doors, dock loading potential.
- Flexible space improvement options.
- Turnkey space ready for immediate occupancy.

805 Memorial Drive presents a rare opportunity to lease first class industrial space in Fort McMurray's coveted northern industrial parks.



Secure Yard and Parking



Ample Paved Parking



Well Positioned TaigaNova Location



Demographics

(Urban Service Area, 2022 est.)

POPULATION (2022)		71,165	
Age (2021)		Income (2020.)	
0-24	32%	MEDIAN HOUSEHOLD INCOME	\$232,593
25-49	46%	PERCENTAGE OF HOUSEHOLDS THAT EARN MORE THAN \$100,000	79%
50-74	21%		
75+	<1%	PERCENTAGE OF HOUSEHOLDS THAT EARN BETWEEN \$60,000 TO \$100,000	9%
MEDIAN	36		

Site Specifications

MUNICIPAL	805 Memorial Drive Fort McMurray, AB
LEGAL	Plan 0740469; Block 1; Lot 5
SITE SIZE	4.5 acres
MIN. DIVISIBLE	12,375 SF
MAX. CONTIGUOUS	33,621 SF
YEAR BUILT	2008
ACCESS	Highway 63/Memorial Drive
LOADING	3 x 12'x14' grade doors Dock loading opportunities available
DAILY TRAFFIC COUNT	>20,000 vehicles per day
ZONING	BI - Business Industrial
LIGHTING	T5H0
2022 OP COSTS ESTIMATE	\$6.75 PSF
AVAILABILITY	Immediate
LEASE RATE	Market

REAR EXTERIOR



INTERIOR SHELL SPACE



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