

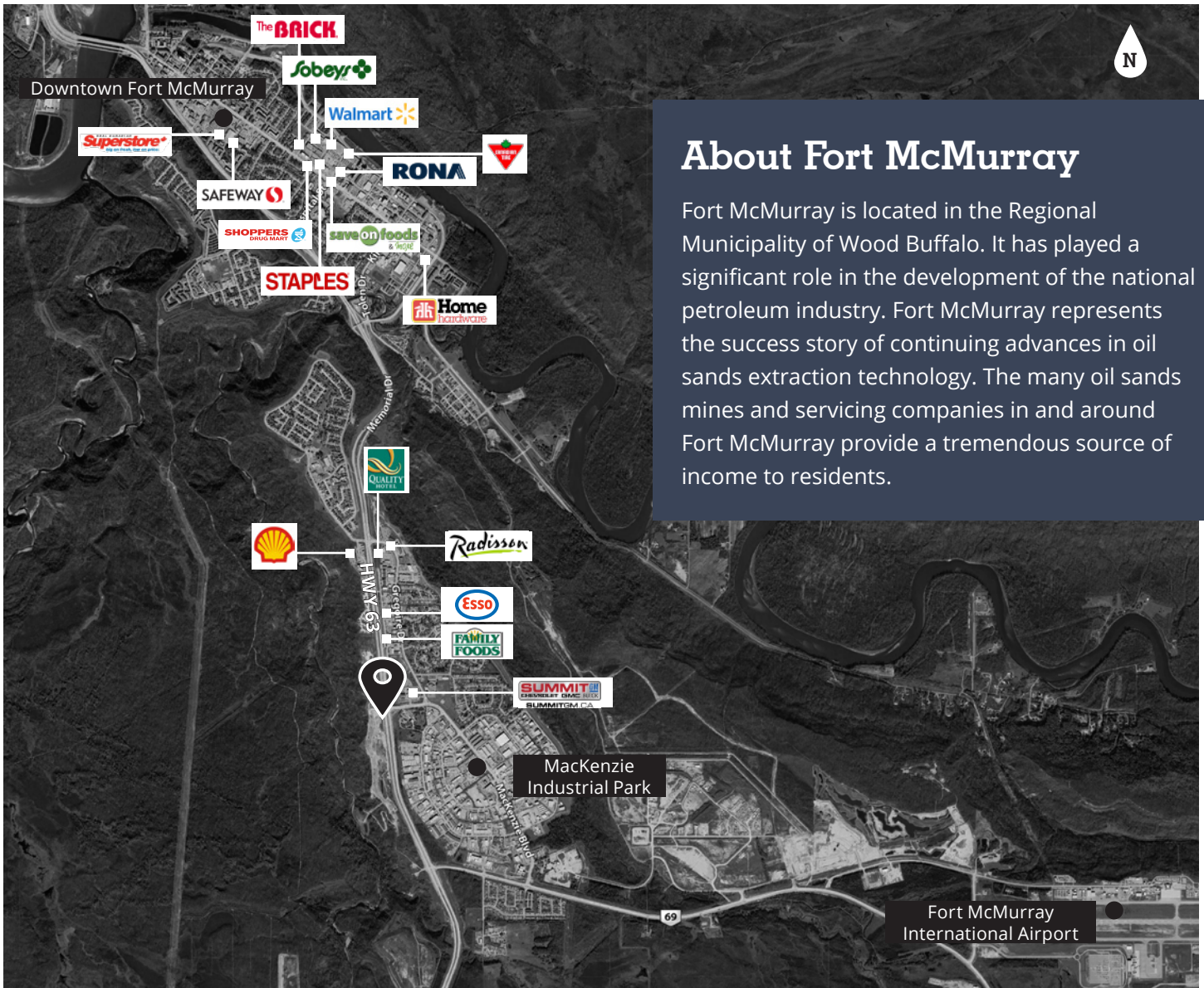


Quarry Ridge

- Quarry Ridge is a high-exposure retail development well situated on the south west corner of Hwy #63 and MacKenzie Blvd
- This development is zoned Gateway District and is ideal for a variety of commercial uses
- Signalized access to Highway 63, which is the gateway to Fort McMurray
- Retail opportunities available to join Tim Hortons, 7-11 and Petro-Canada gas bar

Get more information


Ben Volorney
Principal
D 780 909 5810
ben.volorney@avisonyoung.com



About Fort McMurray

Fort McMurray is located in the Regional Municipality of Wood Buffalo. It has played a significant role in the development of the national petroleum industry. Fort McMurray represents the success story of continuing advances in oil sands extraction technology. The many oil sands mines and servicing companies in and around Fort McMurray provide a tremendous source of income to residents.

Median Age



34.4

Median Age for Fort McMurray Residents
*Statistics Canada, Census Profile 2021


Average Household Income



\$209,742

Average Household Income
*Sitewise 2021

Population



68,002

Population for Fort McMurray
*Statistics Canada, Census Profile 2021

For Lease/Sale

Highway 63 & MacKenzie Blvd, Fort McMurray, AB

CRU 1



CRU 2



CRU 1

Bay 1: 1,291 sf
 Bay 2: 1,313 sf
 Bay 3: 1,313 sf

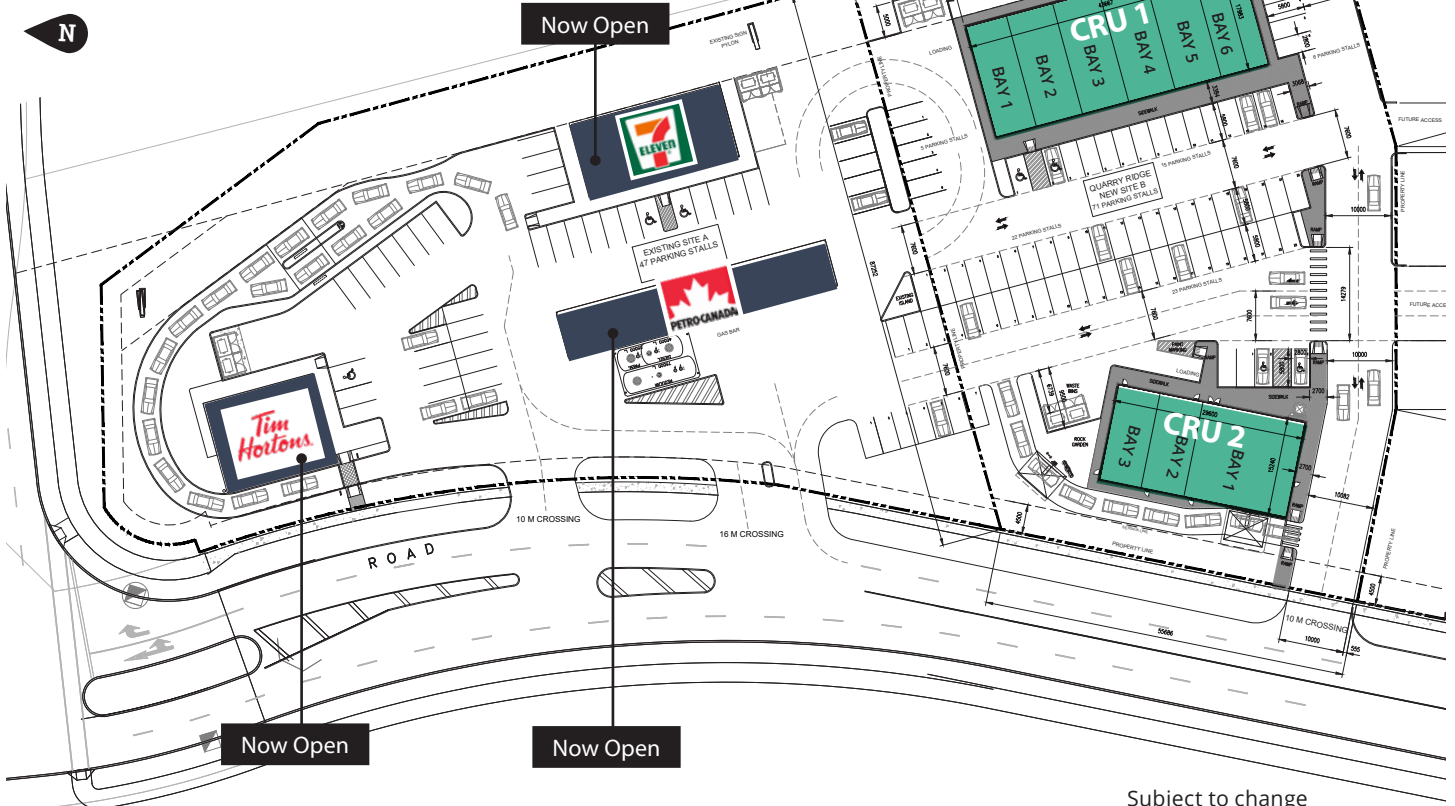
CRU 2

Bay 1: 2,457 sf
 Bay 2: 1,032 sf
 Bay 3: 1,048 sf

Offering Summary

Address:	300 Quarry Road Drive, Fort McMurray, AB
Availability:	Starting at 1,200 sf
Parking:	Ample Surface Parking
Timing:	2025
Asking Rate:	Market
Operating Costs:	TBD
Zoning:	Gateway District

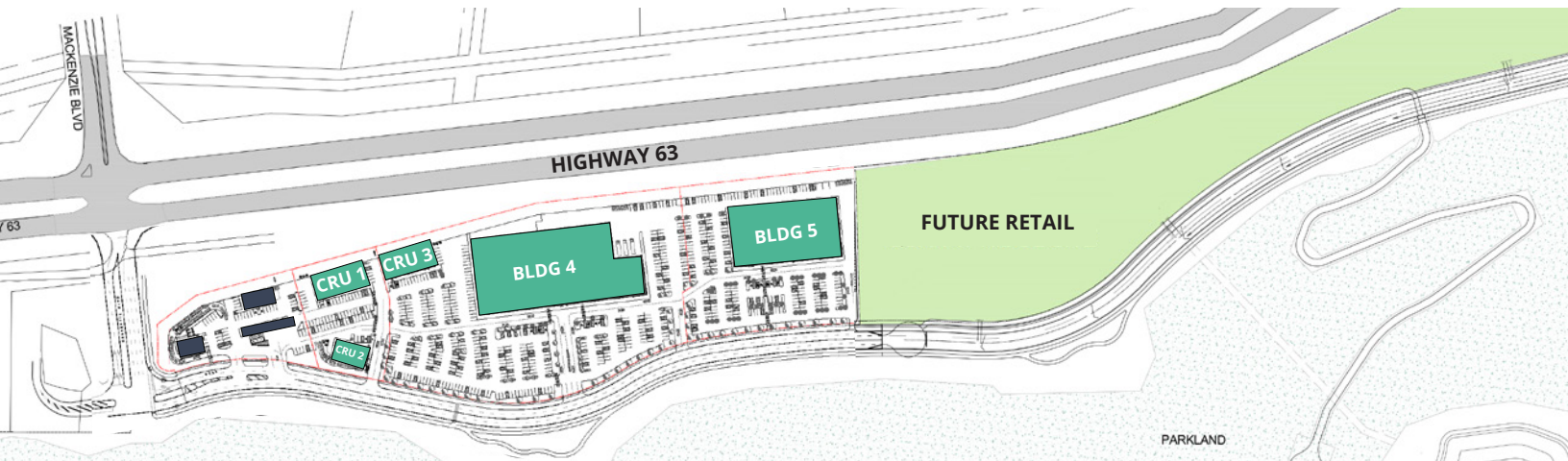
Site Plan



Subject to change

For Lease/Sale

Highway 63 & MacKenzie Blvd, Fort McMurray, AB



Quarry Ridge - Building Summary

Building	Leasable Space	Uses	Bldg Area	Building Dimensions (L X W)	Parking Ratio	Parking Stalls Required	Parking Stalls Provided
CRU 1	8 bays	retail-commercial	8450 sf (785 sq.m)	143'-0" X 60'-0" 44M X 18M	4.6 stalls / 100 sq.m GFA	37 stalls	37 stalls
CRU 2	3 bays	retail-commercial, fast food outlet	4845 sf (450 sq.m)	98'-0" X 50'-0" 30M X 15M	Food Service: 40% of Public area/3.5 = 26 stalls. Retail: 4.6 stalls / 100 sq.m GFA = 10 stalls	36 stalls	36 stalls
CRU 3	8 bays	retail-commercial	8450 sf (785 sq. m)	143'-0" X 60'-0" 44M X 18M	4.6 stalls / 100 sq.m GFA	37 stalls	36 stalls
BLDG 4	various	large format retail	92,698 sf (8612 sq.m)	394'-0" X 220'-0" 120M X 65M	4.6 stalls / 100 sq.m GFA	396 stalls	400 stalls
BLDG 5	various	large format retail	50,030 sf (4648 sq.m)	305'-0" X 160'-0" 93M X 50M	4.6 stalls / 100 sq.m GFA	213 stalls	222 stalls
Total						719 stalls	731 stalls

Ben Volorney
Principal
780 909 5810
ben.volorney@avisonyoung.com

CAMGILL

**AVISON
YOUNG**