

\$1,700 - 118, 11721 Macdonald Drive, Fort McMurray

MLS® #A2238910

\$1,700

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown, Fort McMurray, Alberta

Prime Office/Retail Space for Lease –
Turnkey Opportunity in River Park Glen
Now available – an exceptional 1,073.73 SF
commercial unit ideally suited for retail, office,
or professional services. This well-appointed
space offers outstanding value with an
affordable lease rate that includes all utilities
and operational costs – property taxes,
condominium fees, gas, electricity, and sewer.
Hot/Cold water and Sanitary are available in
the space. The only additional expenses are
internet and phone services.
Located in the heart of River Park Glen, one of
Fort McMurray’s most recognized
high-density mixed-use communities, this
space is move-in ready and provides access to
shared tenant washrooms just steps away.
Parking is convenient, with on-site commercial
stalls and 2-hour guest parking available
directly in front. The unit benefits from exterior
wall signage, offering excellent visibility to both
local residents and visitors.
The surrounding community features 498
residential units, providing a built-in customer
base of over 1,000 residents. Additional
amenities include 24/7 security patrols, snow
removal, a concierge desk for tenant support,
and comprehensive building maintenance.
Situated near Fort McMurray’s downtown
core, River Park Glen offers convenient
access to shopping, festivals, parks, and
riverfront trails – making it an ideal location to
grow your business.
Available immediately. Contact us today to



learn more or arrange a viewing.

Built in 1972

Essential Information

MLS® #	A2238910
Price	\$1,700
Bathrooms	0.00
Acres	0.00
Year Built	1972
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	118, 11721 Macdonald Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4H1

Exterior

Construction	Concrete
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Additional Information

Date Listed	July 11th, 2025
Days on Market	46
Zoning	C2

Listing Details

Listing Office	COLDWELL BANKER UNITED
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