

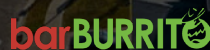
FOR LEASE

MELCOR



**CUSHMAN &
WAKEFIELD**
Edmonton

JOIN OUR TWO NEWEST TENANTS



STONEYCREEK VILLAGE

108 Riverstone Ridge, **Fort McMurray, AB**

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PROPERTY HIGHLIGHTS

- Vibrant mixed-use development
- Save On Foods grocery anchored site
- Excellent access
- Ample parking on the main level and underground



PROPERTY DETAILS

Municipal Address:	108 Riverstone Ridge, Fort McMurray, AB
Legal Description:	Plan 0828922, Block 2, Lot 1
Zoning:	C3 - Shopping Centre Commercial District
Neighbourhood:	Stoney Creek
Building Size:	Total Leasable Area 205,000 SF
Availability:	1,145 - 5,401 SF

SITE PLAN

LEVEL 1



AVAILABILITY

BUILDING 1:

#107 - 1,145 SF
#109 - 1,148 SF
#114 - PENDING

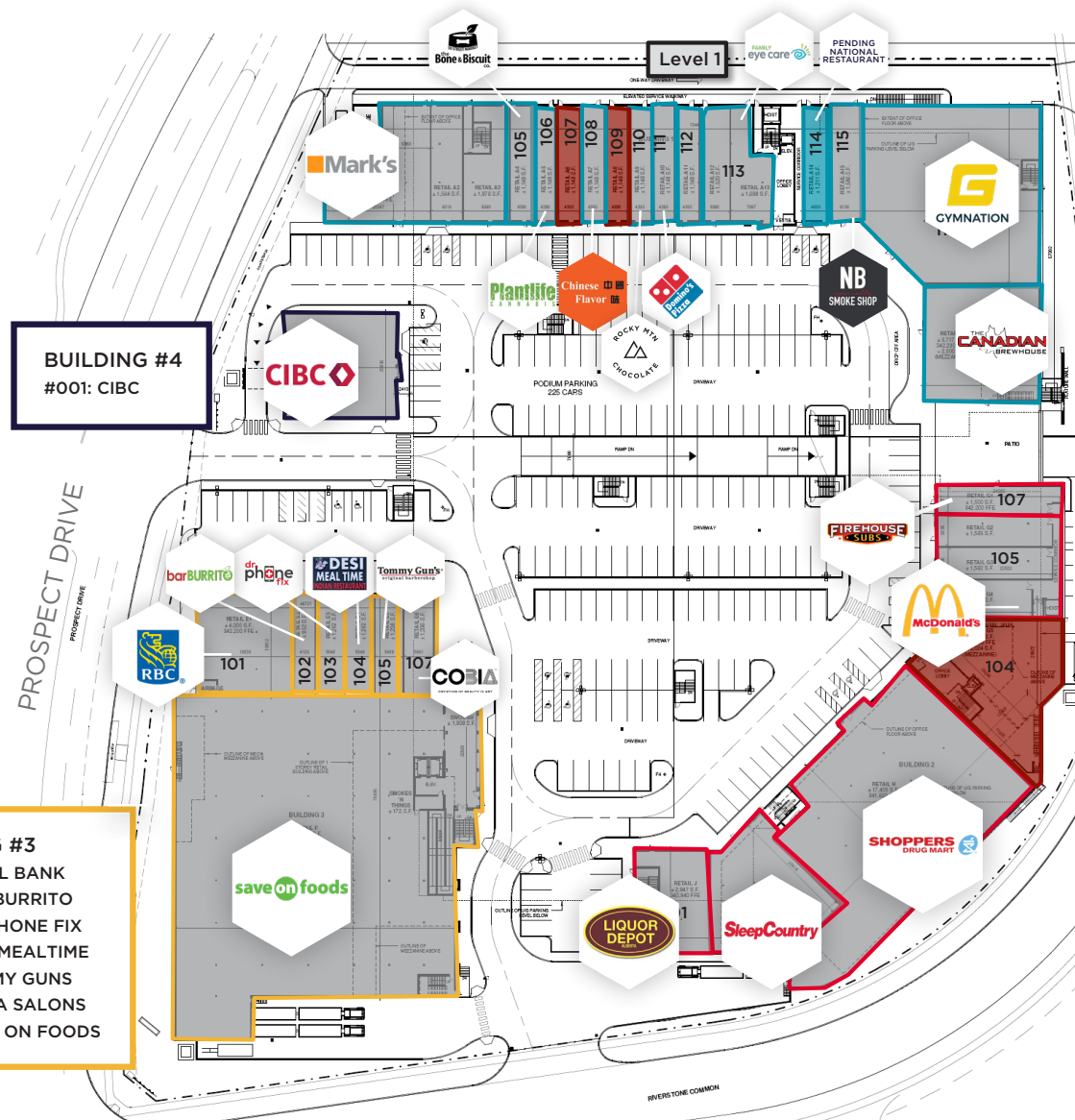
BUILDING 2:

#104 - 5,564 SF
(+ 2,201 SF Mezzanine)

BUILDING #3

#101: ROYAL BANK
#102: BAR BURRITO
#103: DR. PHONE FIX
#104: DESI MEALTIME
#105: TOMMY GUNS
#107: COBIA SALONS
#109: SAVE ON FOODS

BUILDING #4 #001: CIBC



BUILDING #1

#101: MARK'S
#105: BONE & BISCUIT
#106: PLANTLIFE
#107: AVAILABLE (1,145 SF)
#108: CHINESE FLAVOUR
#109: AVAILABLE (1,148 SF)
#110: ROCKY MOUNTAIN CHOCOLATE
#111: DOMINO'S PIZZA
#112: LEASED
#113: FAMILY EYE CARE
#114: PENDING: NATIONAL RESTAURANT
#115: NORTHBOUND SPECIALTY SMOKE SHOP
#116: GYM NATION
#117: CANADIAN BREWHOUSE

BUILDING #2

#101: LIQUOR DEPOT
#102: SLEEP COUNTRY
#103: SHOPPERS
#104: AVAILABLE (5,401 SF)
#105: MCDONALD'S
#107: FIREHOUSE SUBS

SITE PLAN

LEVEL 2



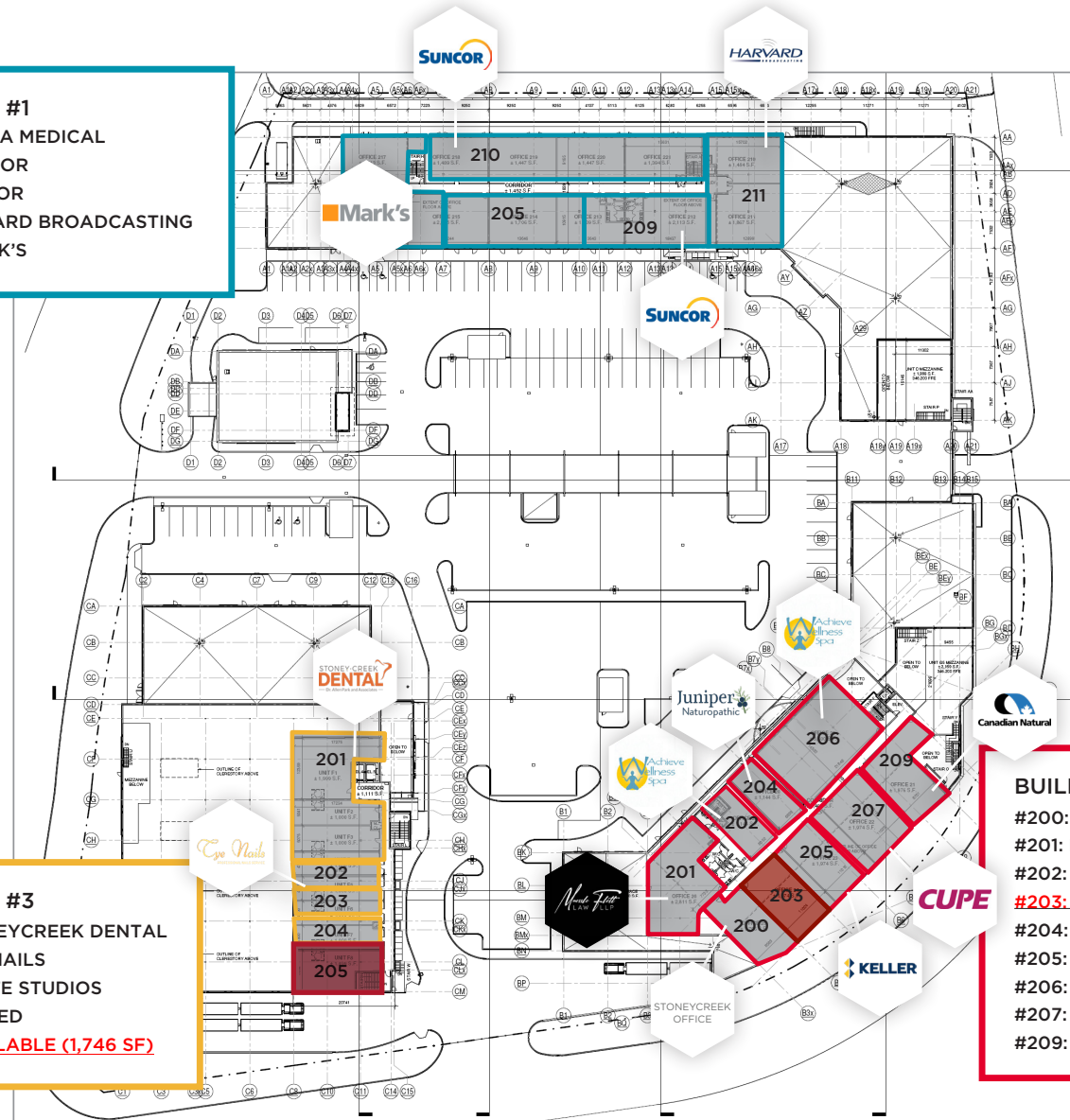
AVAILABILITY

BUILDING 2:
#203 - 3,254 SF
#205 - 1,736 SF

BUILDING #1
#205: HELMA MEDICAL
#209: SUNCOR
#210: SUNCOR
#211: HARVARD BROADCASTING
#101.2: MARK'S

BUILDING #3
#201: STONEYCREEK DENTAL
#202: TYE NAILS
#203: FOOTE STUDIOS
#204: LEASED
#205: AVAILABLE (1,746 SF)

BUILDING #2
#200: STONEYCREEK OFFICE
#201: MUESSLE FLETT LAW
#202: ACHIEVE WELLNESS
#203: AVAILABLE (3,254 SF)
#204: JUNIPER NATUROPATHIC
#205: KELLER
#206: ACHIEVE WELLNESS
#207: CUPE
#209: CNRL

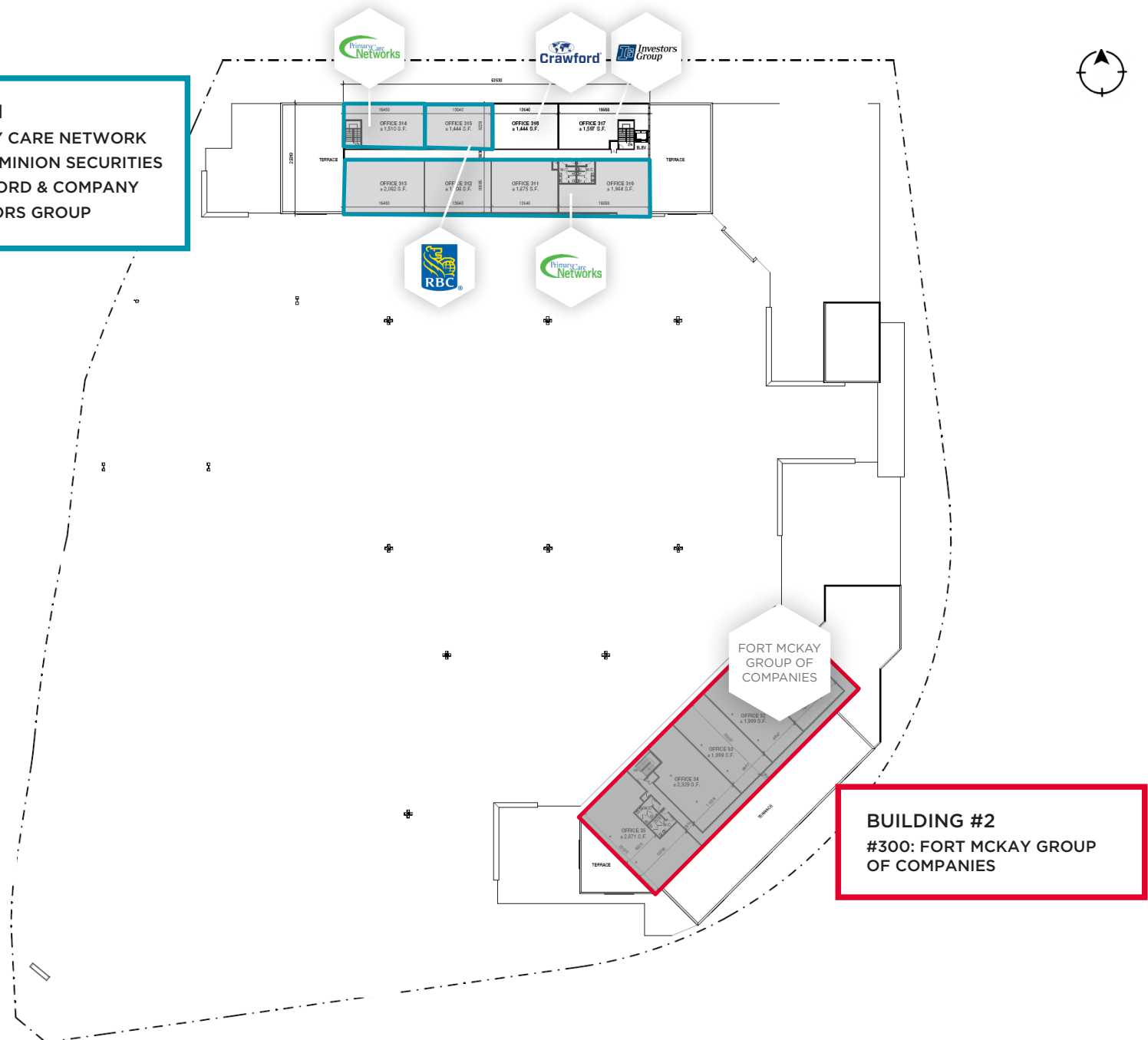


SITE PLAN

LEVEL 3

BUILDING #1

#301: PRIMARY CARE NETWORK
#304: ROB DOMINION SECURITIES
#306: CRAWFORD & COMPANY
#308: INVESTORS GROUP



DEMOGRAPHICS



POPULATION

1km	3km	5km
9,665	38,377	55,814



HOUSEHOLDS

1km	3km	5km
3,501	13,084	19,476

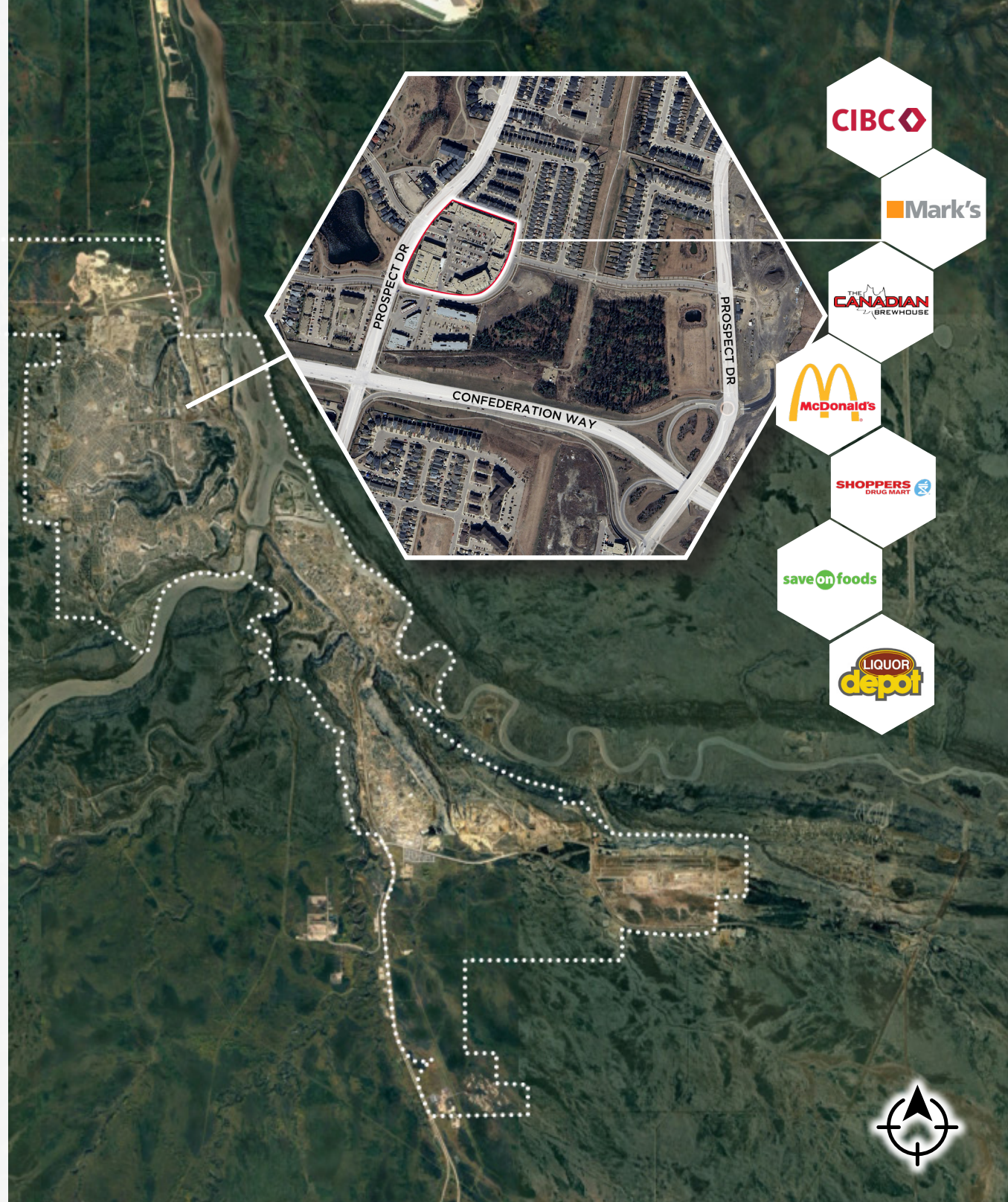


EXPECTED GROWTH (2023-2026)

1km	3km	5km
1.9%	1.3%	1.3%

ADDITIONAL RENT

Building 1:	Building 2:	Building 3:
\$18.01 / SF	\$18.07 / SF	\$18.16 / SF
(EST. 2026)		



CIBC

Mark's

THE CANADIAN
BREWHOUSE

McDonald's

SHOPPERS
DRUG MART

save on foods

LIQUOR
depot

AVAILABLE UNITS

Building 1:
#107, #110,
#112, #114

Building 2:
#104, #203

Building 3:
#204



BUILDING 2 - #104



BUILDING 1 - #107



BUILDING 1 - #109



BUILDING 1 - #112



BUILDING 1 - #114



BUILDING 2 - #203



BUILDING 3 - #204



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