

FOR LEASE | UNITS 301, 304, 305 - 9612 FRANKLIN AVENUE

Tamarack Village

FLEXIBLE DOWNTOWN MIXED-USE COMMERCIAL SPACES

Tamarack Village is a centrally located downtown retail development with direct access to Franklin Avenue. Comprises of a mix of local and national businesses and also surrounded by medium to high density residential properties. Current development could satisfy a wide range of business uses such as; spa, medical, office, retail, and professional uses. Expansive shared/scrambled parking available in Tamarack Village along with potential Franklin Ave pylon signage depending on availability. Op costs are included in Basic rent, utilities are metered separate.



(780) 370-3325

THELOREGROUP.COM

9905 SUTHERLAND ST.
FORT MCMURRAY, AB
T9H 1V3

COMMERCIAL SALES | BUYING | TENANT & LANDLORD SERVICES

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FOR LEASE | UNITS 301, 304, 305 - 9612 FRANKLIN AVENUE

Tamarack Village

FLEXIBLE DOWNTOWN MIXED-USE COMMERCIAL SPACES

PROPERTY INFORMATION

UNIT# 301

RATE: **\$8,225 + GST / monthly**
(Op costs are included in Basic rent, utilities are metered separate.)

MUNICIPAL ADDRESS: 9612 Franklin Avenue
Fort McMurray, AB T9H 2J9

LEGAL ADDRESS: Plan 9820489, Block 29, Lot 4A

ZONING: CBD1

LOCATION: Downtown

PROPERTY SIZE: 2,350 SF (+/-)

PROPERTY INFORMATION:

Unit 301 consists of fully improved turnkey space consisting of multiple offices, large lobby/reception, 2 bathrooms, and a large meeting/board room.



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Tamarack Village

FLEXIBLE DOWNTOWN MIXED-USE COMMERCIAL SPACES

PROPERTY INFORMATION

UNIT# 304

RATE: **\$3,958.33 + GST / monthly**
(Op costs are included in Basic rent, utilities are metered separate.)

MUNICIPAL ADDRESS: 9612 Franklin Avenue
Fort McMurray, AB T9H 2J9

LEGAL ADDRESS: Plan 9820489, Block 29, Lot 4A

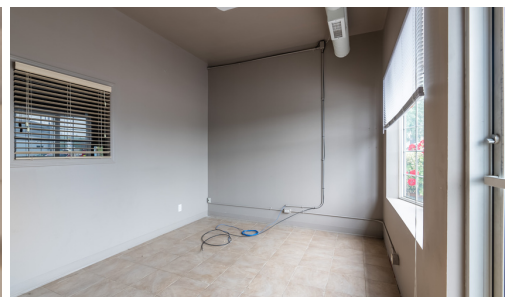
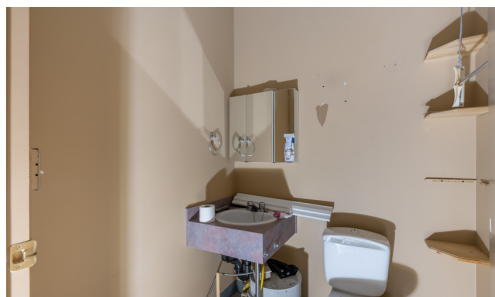
ZONING: CBD1

LOCATION: Downtown

PROPERTY SIZE: 1,250 SF (+/-)

PROPERTY INFORMATION:

Unit 304 is developed space consisting of an office, large open area, 1 bathroom, and front reception. Current development could satisfy a wide range of business uses such as; spa, medical, office, retail, professional uses, and more. This space can also be combined with unit 305 if a tenant desires additional leased space.



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Tamarack Village

FLEXIBLE DOWNTOWN MIXED-USE COMMERCIAL SPACES

PROPERTY INFORMATION

UNIT# 305

RATE: **\$5,900 + GST / monthly**
(Op costs are included in Basic rent, utilities are metered separate.)

MUNICIPAL ADDRESS: 9612 Franklin Avenue
Fort McMurray, AB T9H 2J9

LEGAL ADDRESS: Plan 9820489, Block 29, Lot 4A

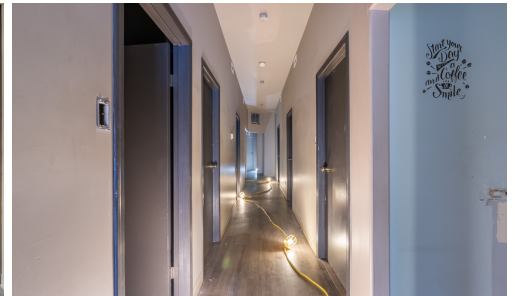
ZONING: CBD1

LOCATION: Downtown

PROPERTY SIZE: 1,900 SF (+/-)

PROPERTY INFORMATION:

Unit 305 is developed space consisting of 11 offices, Staff kitchenette, 1 bathroom, and front reception. Current development could satisfy a wide range of business uses such as; spa, medical, office, retail, professional uses, and more. This space can also be combined with unit 304 if a tenant desires additional leased space.



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