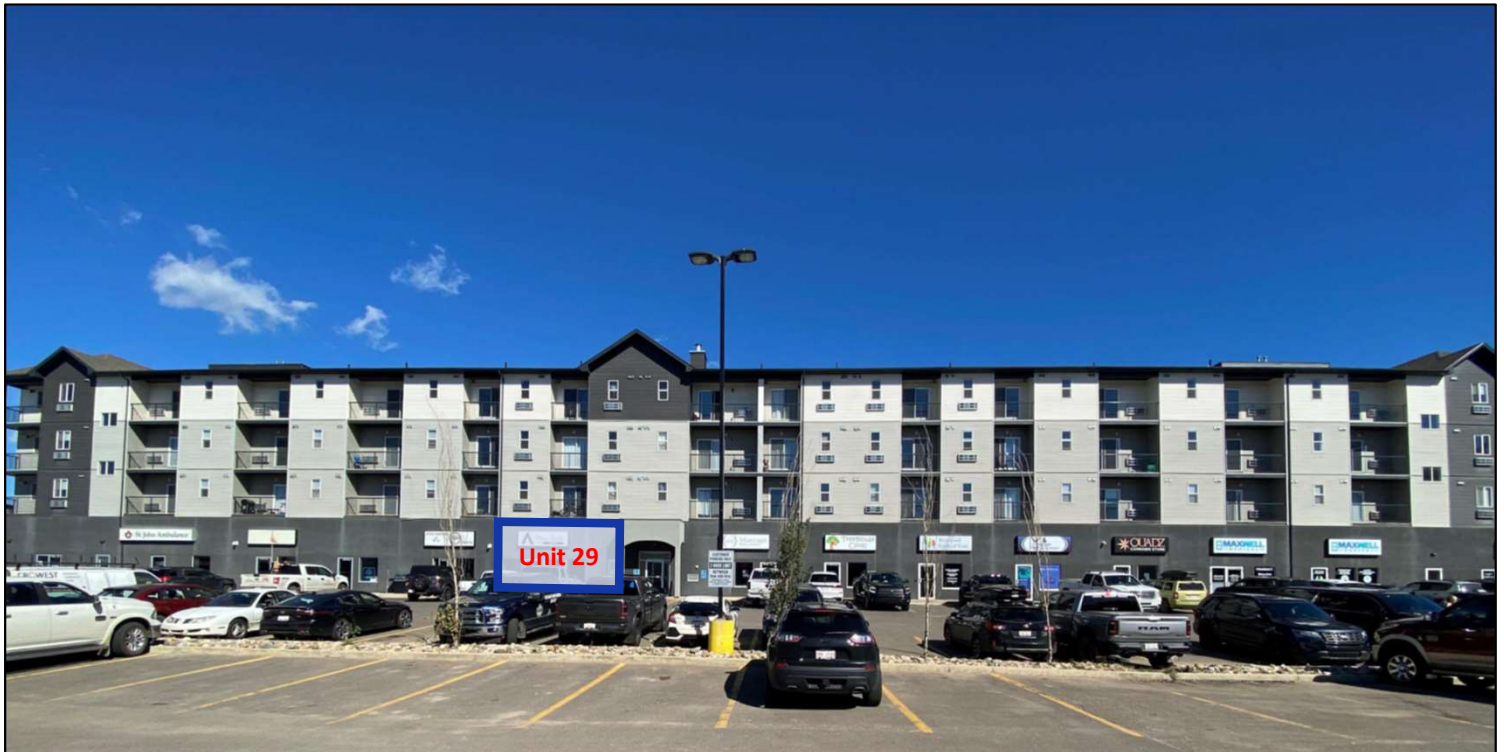


**FOR LEASE: MAIN FLOOR RETAIL/COMMERCIAL SPACE**

# RADIUM BUILDING

**8106 Fraser Avenue  
Fort McMurray, Alberta**

**Unit 29: 2,285 sf**



## FEATURES

- ✓ 2,285 sf unit beside residential entrance
- ✓ Ample surfaces parking stalls
- ✓ Competitive Rental Rates
- ✓ Operating Costs: \$8.66 psf (2025 est.)
- ✓ Central location near Hospital & shopping
- ✓ Supported by surrounding residential units

## CONTACT US

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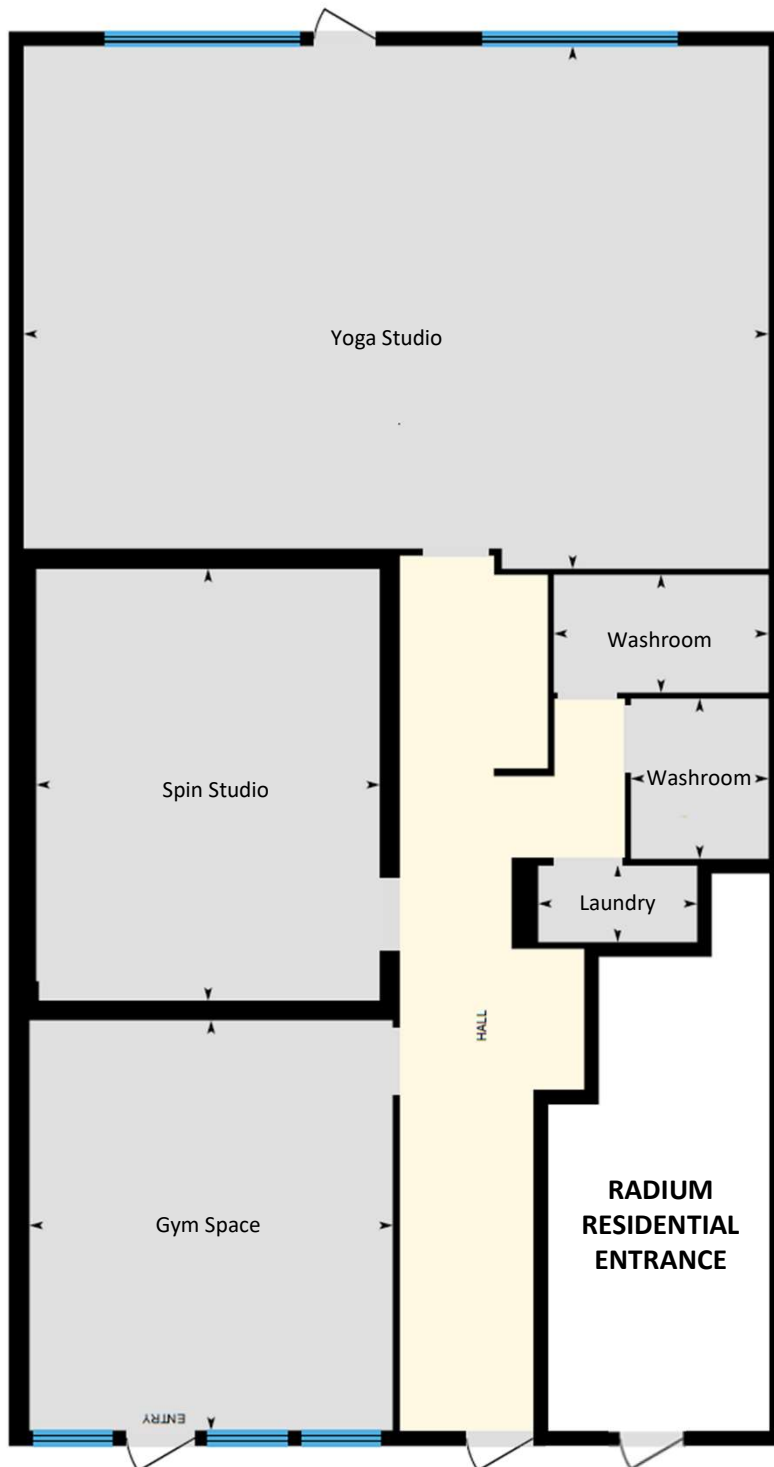
[aborle@estancia.ca](mailto:aborle@estancia.ca)



**Safeway Holdings (Alberta) Ltd.**

# RADIUM BUILDING: Available Space

## Radium Building 8106 Fraser Avenue Unit 29: 2,285 sf



### Existing Improvements

- ✓ Infrastructure built out for a fitness user
- ✓ Gym space
- ✓ Spin studio
- ✓ Yoga studio
- ✓ 2 Washrooms roughed in
- ✓ Laundry rough-ins
- ✓ Ready for new tenant's finishes

### Zoning

**Franklin Avenue Re-Urbanization Zone  
PRA2 – Prairie East of Queen Mixed Use**

#### Permitted Uses:

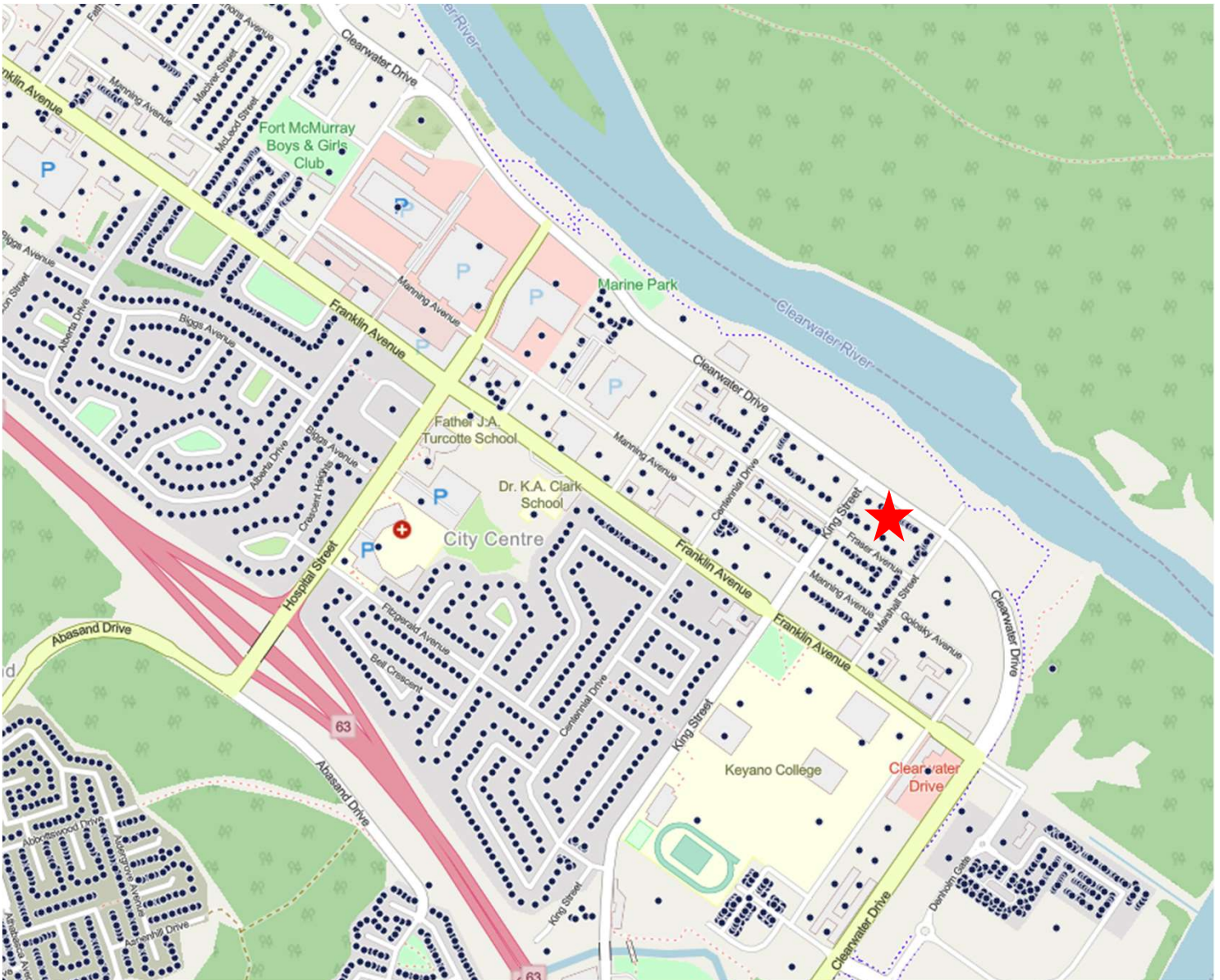
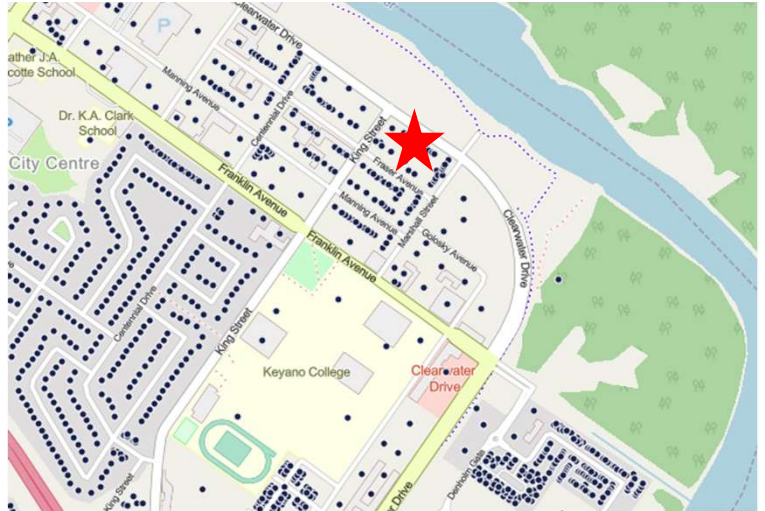
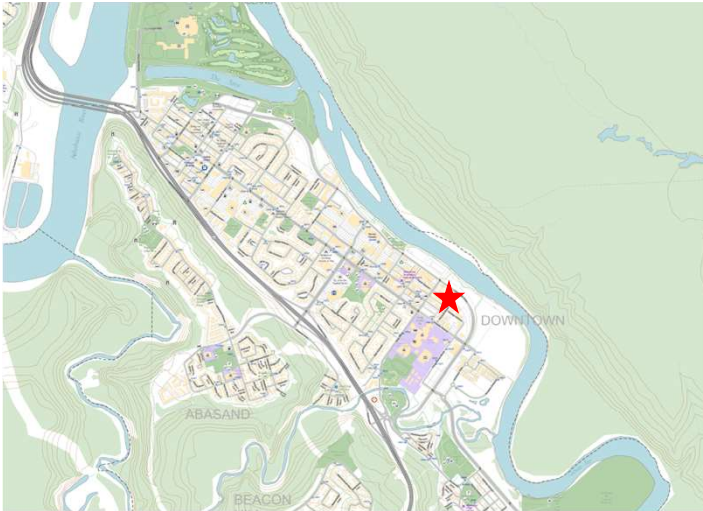
- Food and Beverage Commercial
- Institutional and Civic
- Office Commercial
- Recreation Commercial
- Retail Commercial (<5,000 m2 GFT)
- Service Commercial

#### Discretionary Uses

- Limited Commercial
- Restricted Commercial
- Tourism Commercial



# RADIUM BUILDING: Location





# RADIUM BUILDING: Market Profile



## MARKET PROFILE

SIGNIFICANT UNMET OPPORTUNITY

**37%**

Outflow Available for Recapture

ROBUST COMMERCIAL/RETAIL DEMAND

**\$1,85B - \$3.23B**

2022-2030

HIGH HOUSEHOLD INCOME

**\$217,261**

2023 Average

YOUNG AFFLUENT CONSUMER BASE

**35**

Median Age

EMPLOYED IN WOOD BUFFALO

**15%**

of Canada's Oil & Gas Extraction industry  
workforce

OIL REMAINING IN THE ATHABASCA OIL SANDS

**158 BILLION BARRELS**

This means at least 100 years of activity.

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form part of any future contract. This offering may be altered or withdrawn at any time without notice.

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