

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

# RADIUM BUILDING

8106 Fraser Avenue  
Fort McMurray, Alberta

**Unit 21: 2,531 sf**



## FEATURES

- ✓ 2,531 sf available
- ✓ Ample surfaces parking stalls
- ✓ Competitive Rental Rates
- ✓ Operating Costs: \$10.89 psf (2025/2026 est.)
- ✓ Central location near Hospital & shopping
- ✓ Supported by surrounding residential units

## CONTACT US

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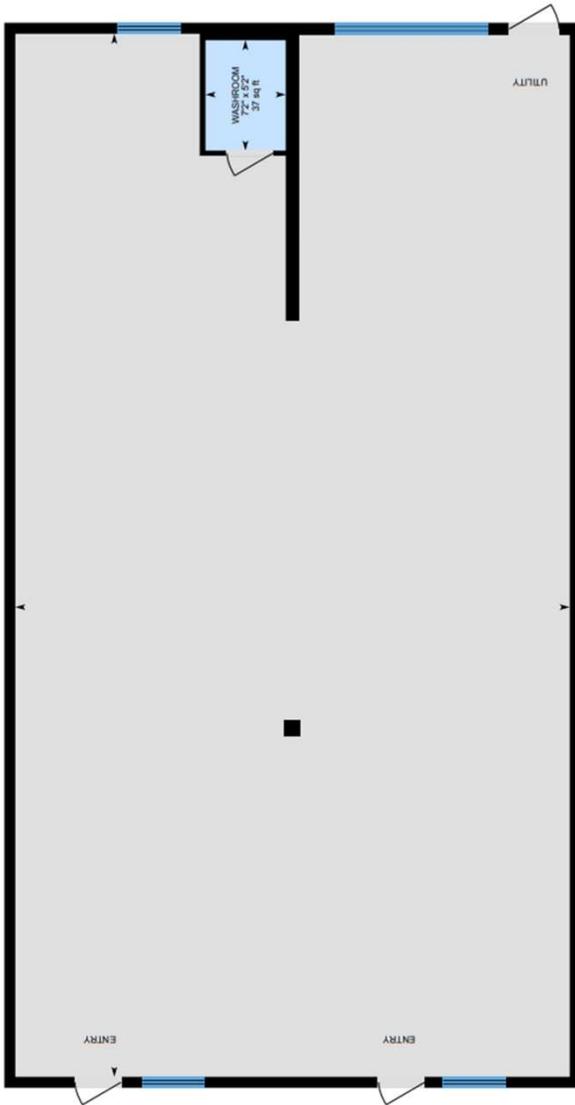
[aborle@estancia.ca](mailto:aborle@estancia.ca)



Safeway Holdings (Alberta) Ltd.

# RADIUM BUILDING: Available Space

## Radium Building 8106 Fraser Avenue Unit 21: 2,531 sf



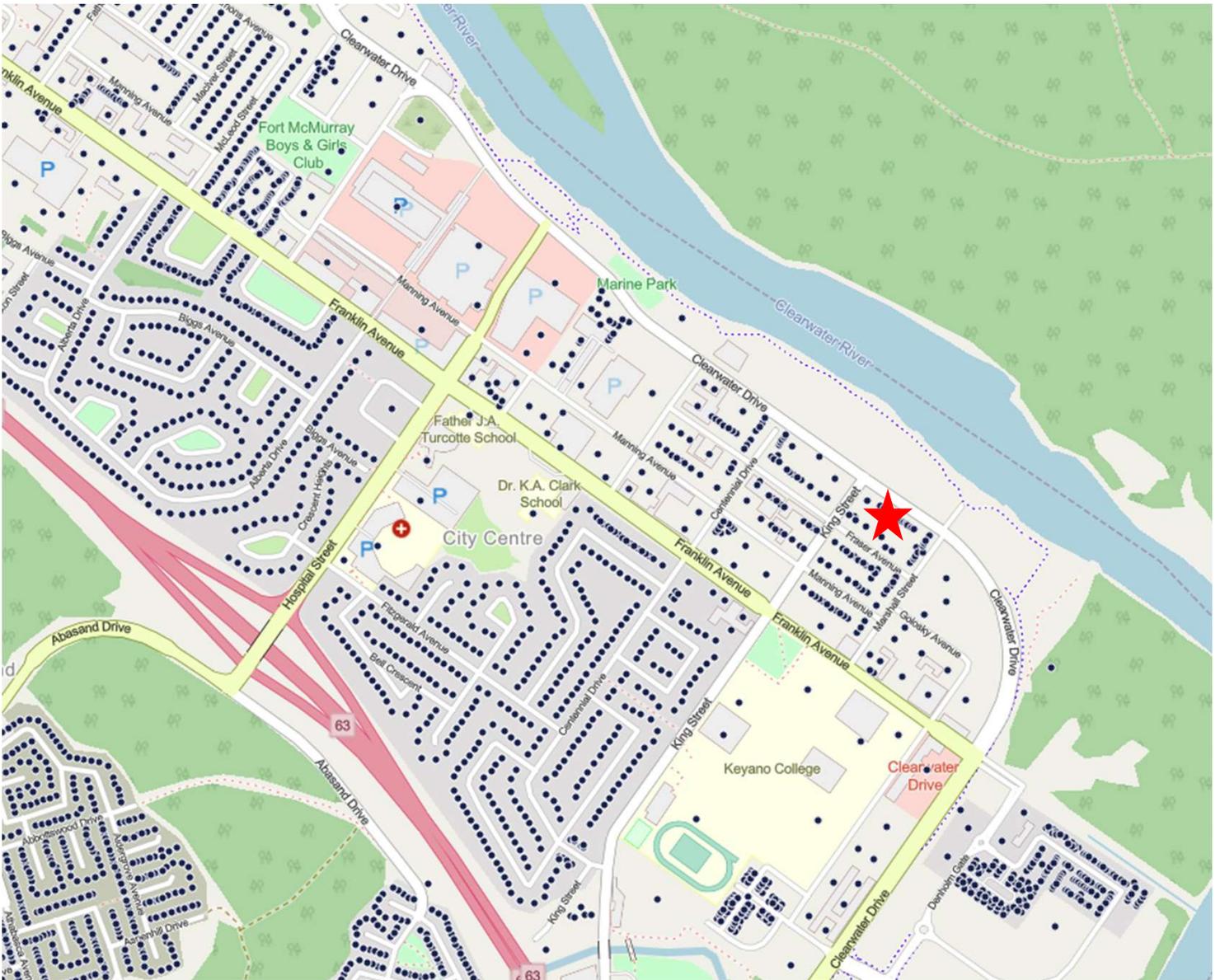
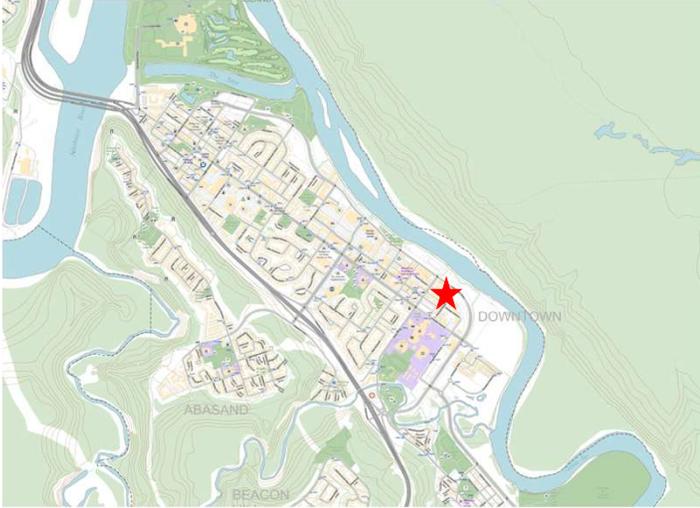
### Existing Improvements

- ✓ Clean, open space
- ✓ New LED Lights
- ✓ Shop sink
- ✓ One washroom
- ✓ Shared surface parking stalls
- ✓ New tenants coming soon in neighbouring units (Units 15 and 29)

### Zoning – RMWB Land Use Bylaw No. 26/001

- **PRA2 – Prairie East of Queen Mixed Use**
- **Permitted Uses:** Food and Beverage Commercial, Institutional and Civic, Office Commercial, Recreation Commercial, Retail Commercial (<5,000 m<sup>2</sup> GFA), 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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