

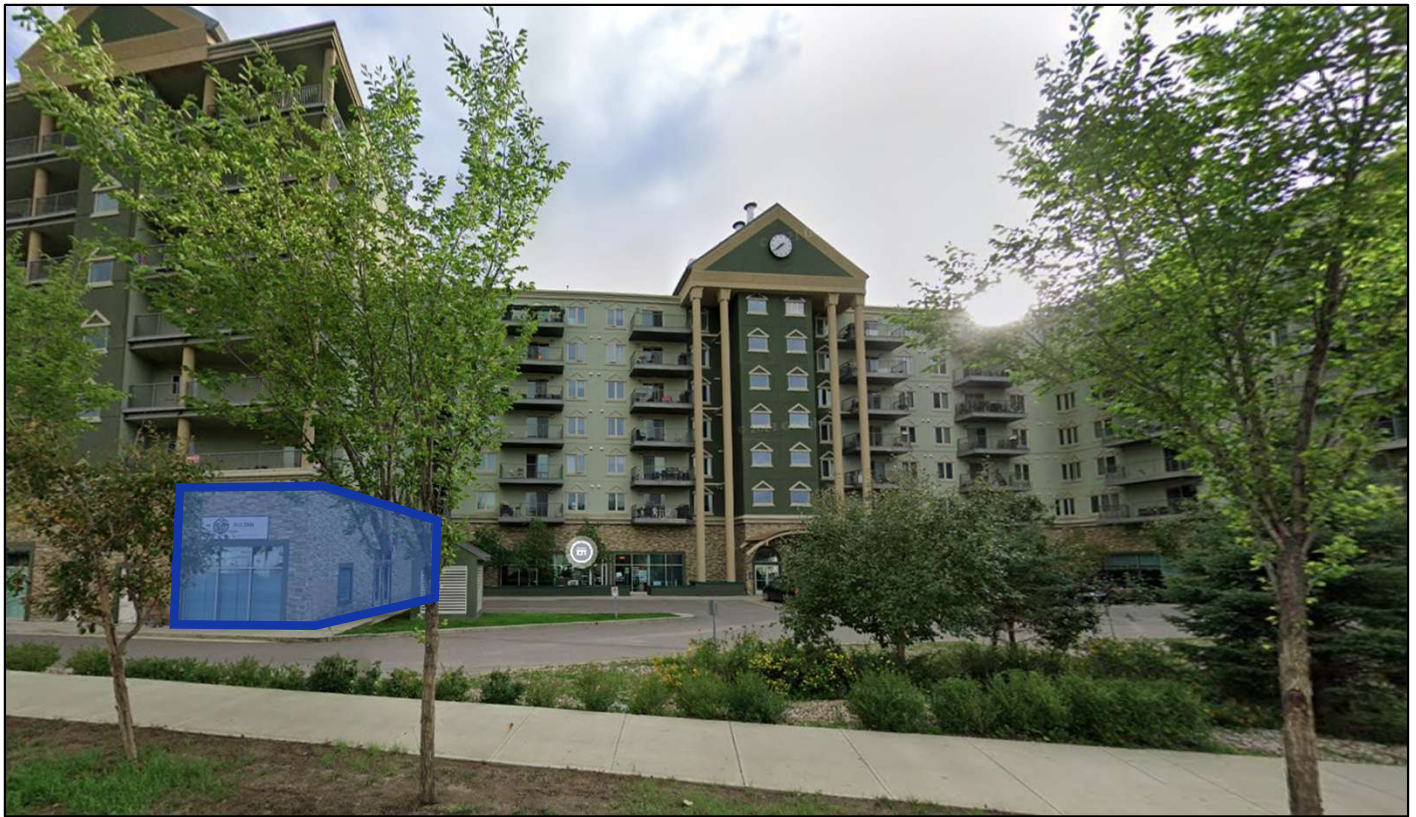
FOR LEASE: OFFICE SPACE

River Ridge

RIVER RIDGE ESTATES

8530 Manning Avenue
Fort McMurray, Alberta

Unit 108: 1,449 sf



FEATURES

- ✓ 1,449 sf unit facing Clearwater Drive
- ✓ Surface parking on-site
- ✓ Competitive Rental Rates
- ✓ Operating Costs: \$12.95 psf (2026/2027)
- ✓ Heated underground parking available
- ✓ Central location near Hospital & shopping
- ✓ Supported by 294 Residential Units
- ✓ Pylon signage available

CONTACT US

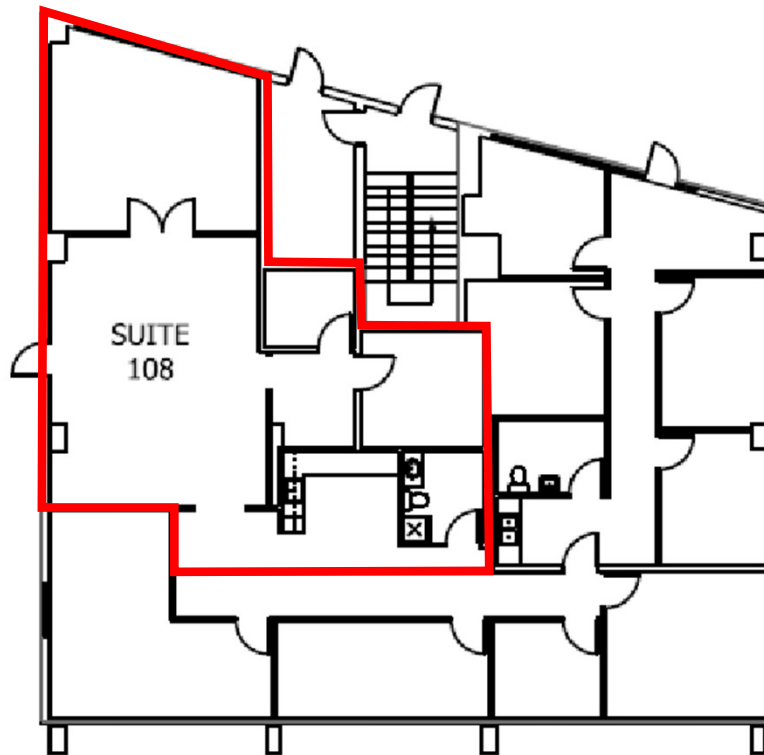
Colin Macdonald
Director of Leasing
(403) 875-7233
cmacdonald@estancia.ca



Safeway Holdings (Alberta) Ltd.

RIVER RIDGE CENTRE: Available Space

**River Ridge Estates
8530 Manning Avenue
Unit 108: 1,449 sf**



Zoning

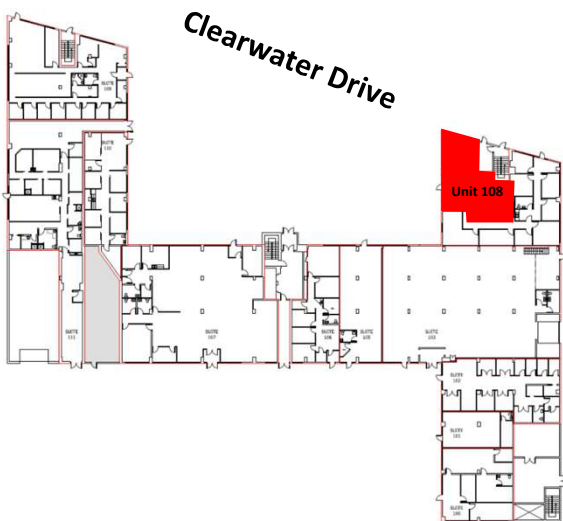
**Franklin Avenue Re-Urbanization Zone
PRA1 – Prairie West of Queen Mixed Use**

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



Manning Avenue

RIVER RIDGE CENTRE: Available Space

River Ridge Estates
8530 Manning Avenue
Unit 108: 1,449 sf

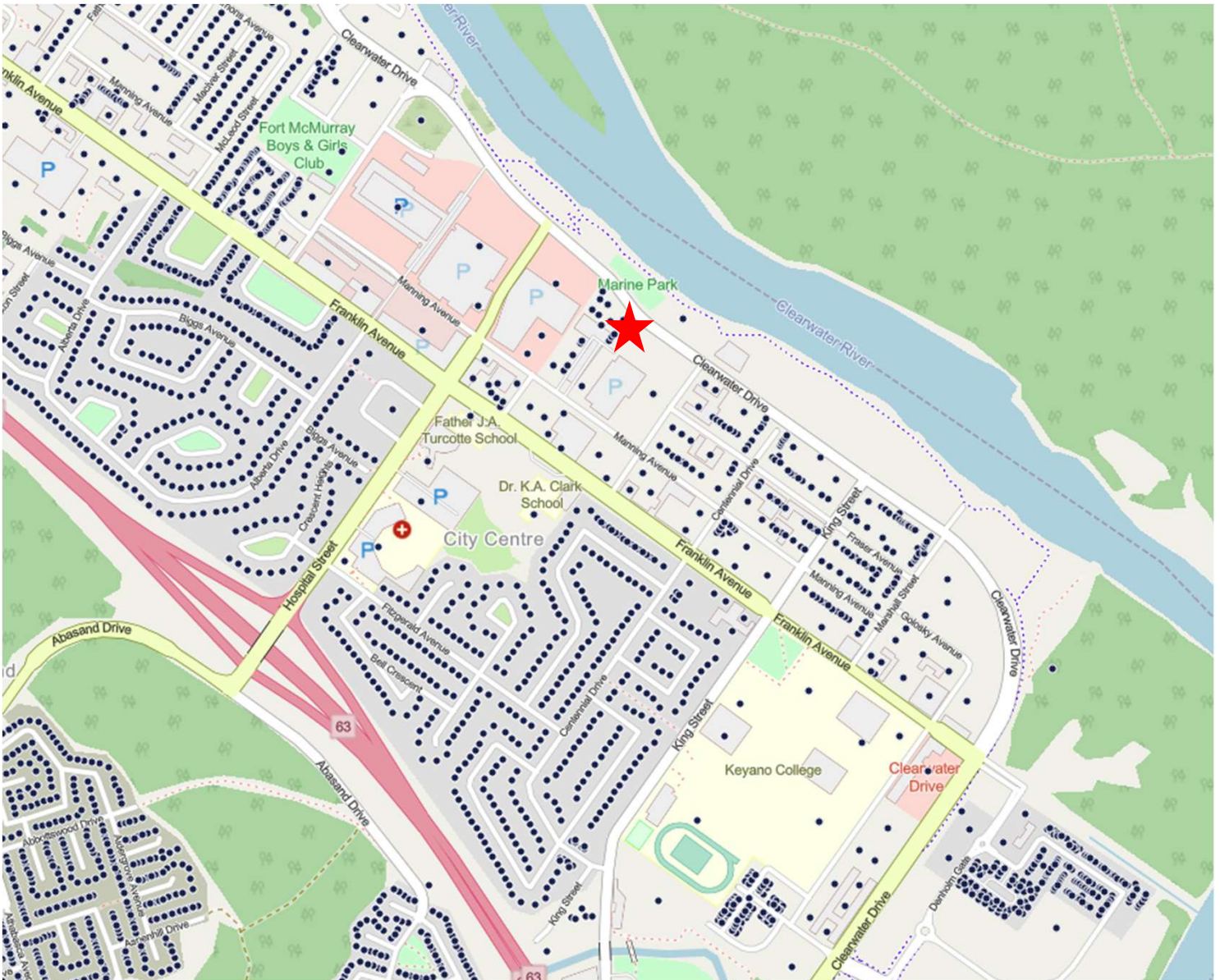
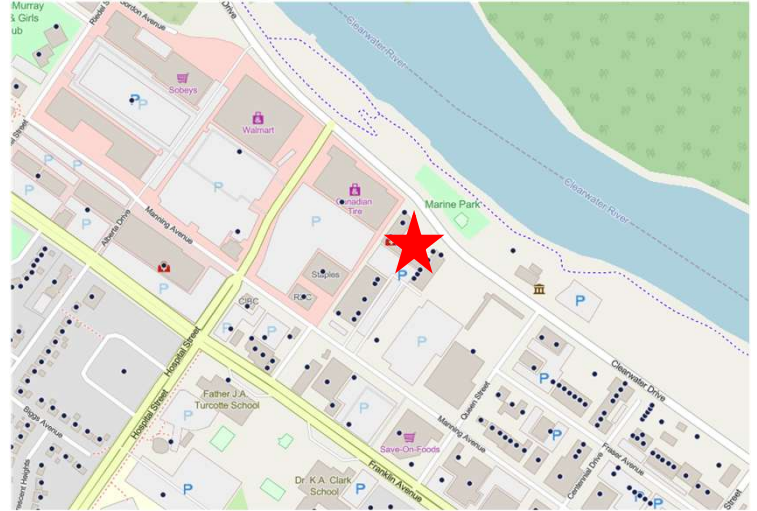
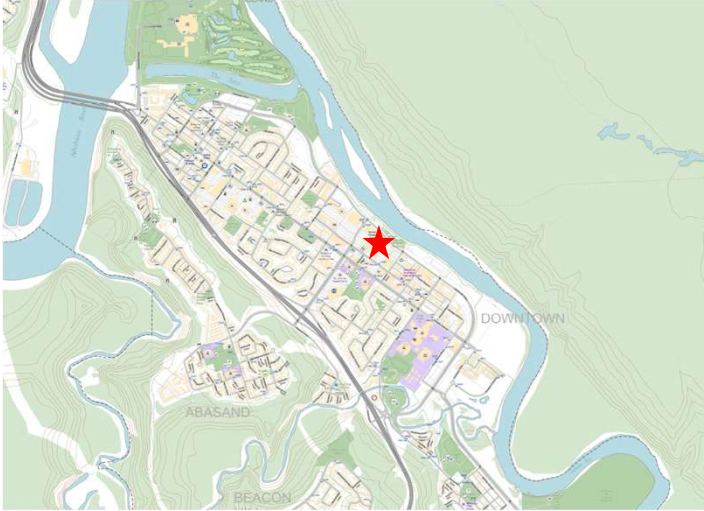


RIVER RIDGE CENTRE: Available Space

River Ridge Estates
8530 Manning Avenue
Unit 108: 1,449 sf



RIVER RIDGE CENTRE: Location



RIVER RIDGE CENTRE: 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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Safeway Holdings (Alberta) Ltd.

FOR LEASE: RETAIL/OFFICE SPACE

River Ridge

RIVER RIDGE ESTATES

**8530 Manning Avenue
Fort McMurray, Alberta**

Unit 109: 3,199 sf



FEATURES

- ✓ 3,199 sf unit facing Clearwater Drive
- ✓ Partial build-out as Physiotherapy Clinic
- ✓ Surface parking on-site
- ✓ Competitive rental rates
- ✓ Operating Costs: \$12.95 psf (2026/2027)
- ✓ Heated underground parking available
- ✓ Central location near Hospital & shopping
- ✓ Pylon signage available
- ✓ Supported by 294 Residential Units

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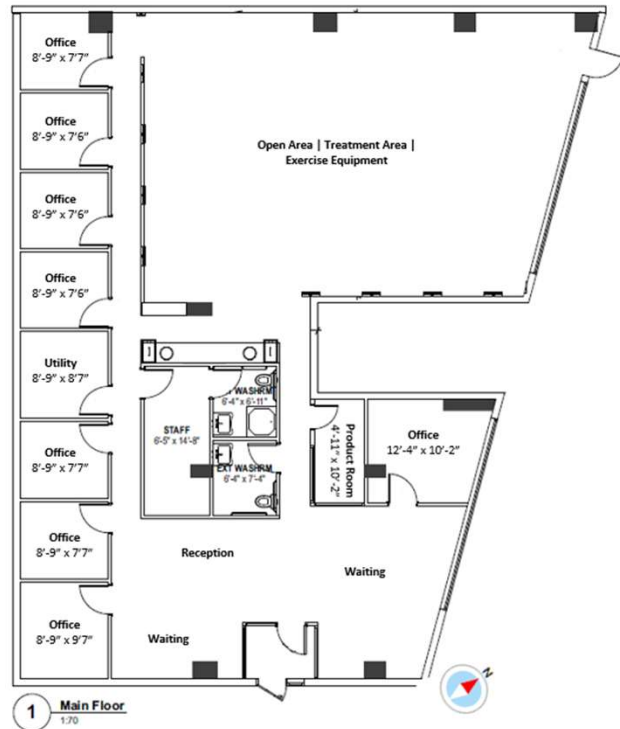
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Safeway Holdings (Alberta) Ltd.

RIVER RIDGE CENTRE: Available Space

River Ridge Estates
8530 Manning Avenue
Unit 109: 3,199 sf



Zoning

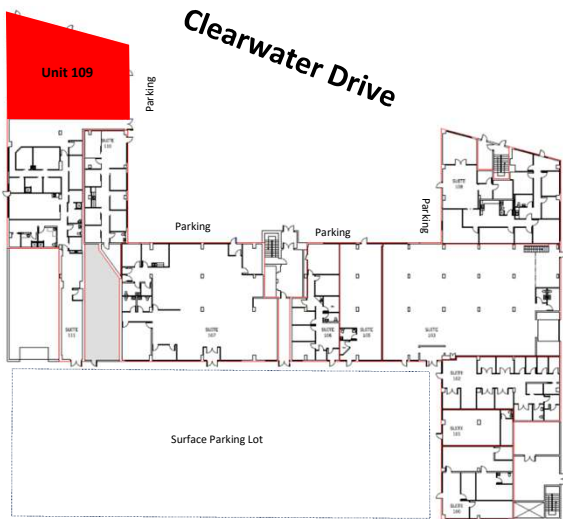
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PRA1 – Prairie West of Queen Mixed Use

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- Service Commercial

Discretionary Uses

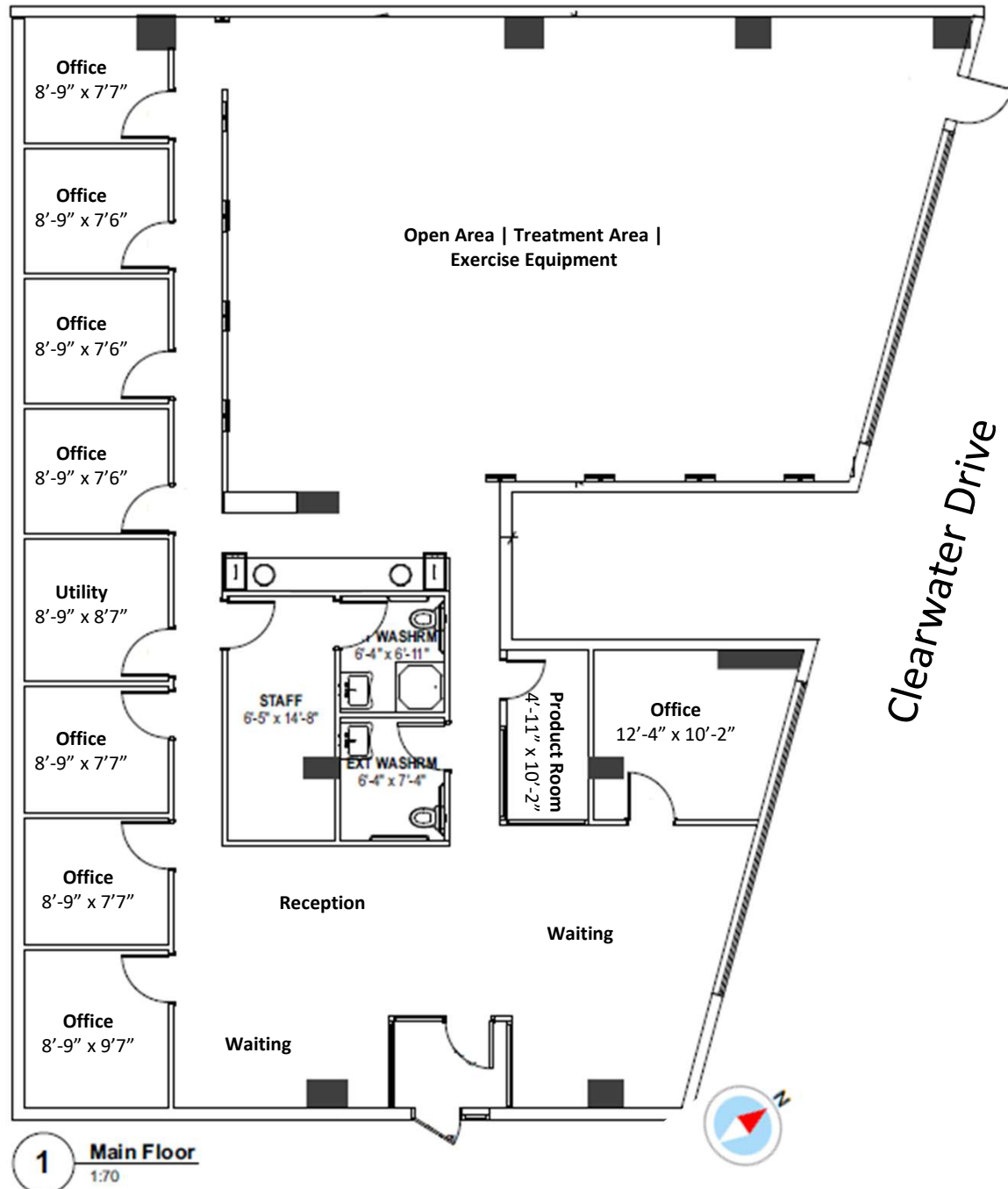
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- Restricted Commercial
- Tourism Commercial



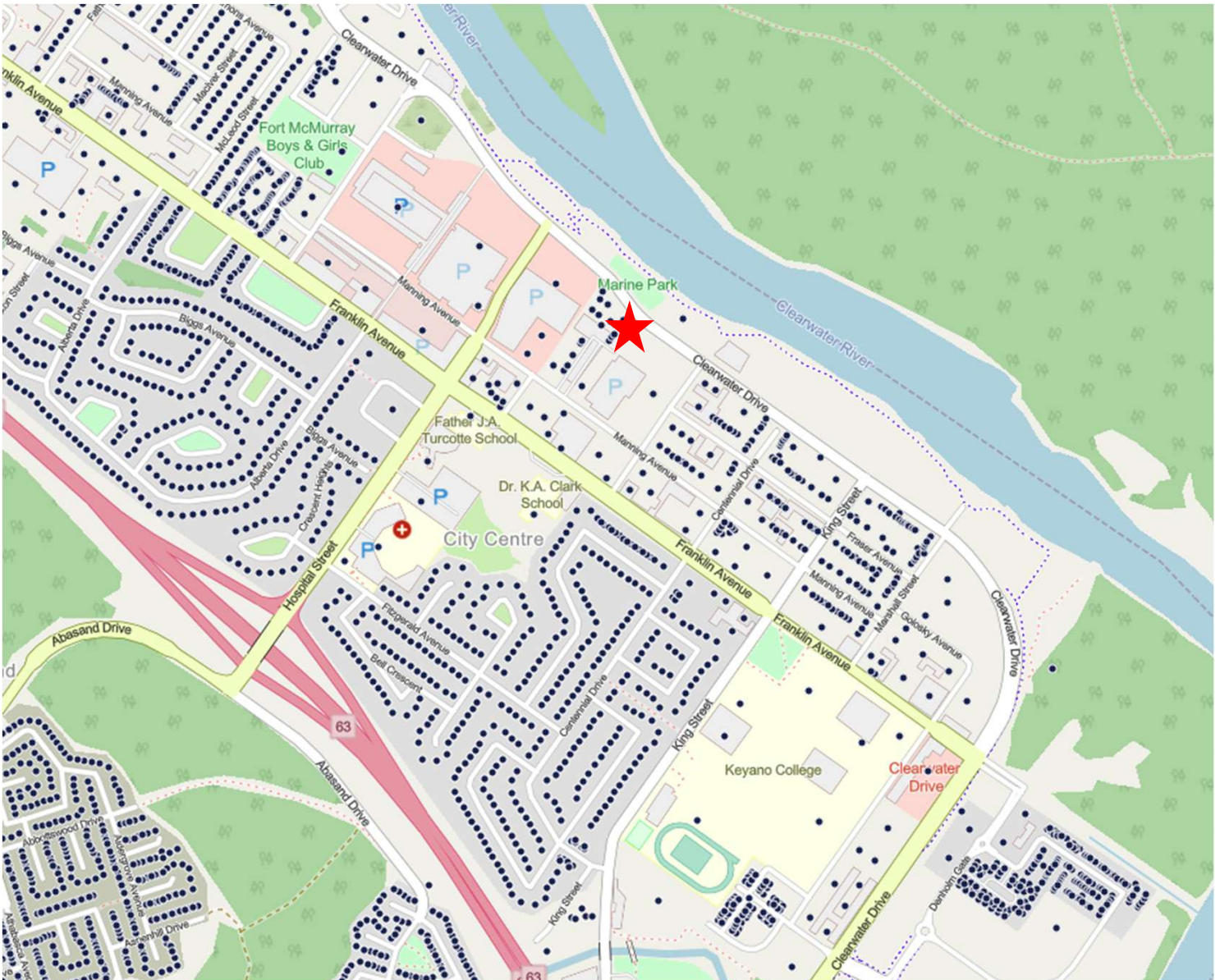
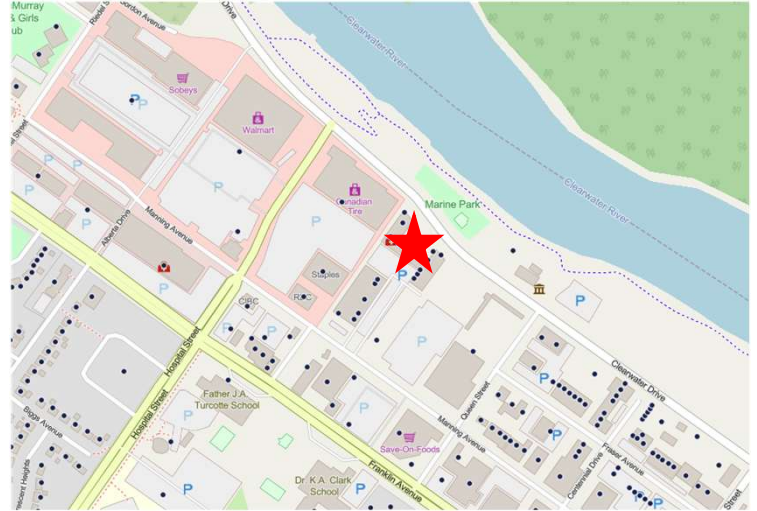
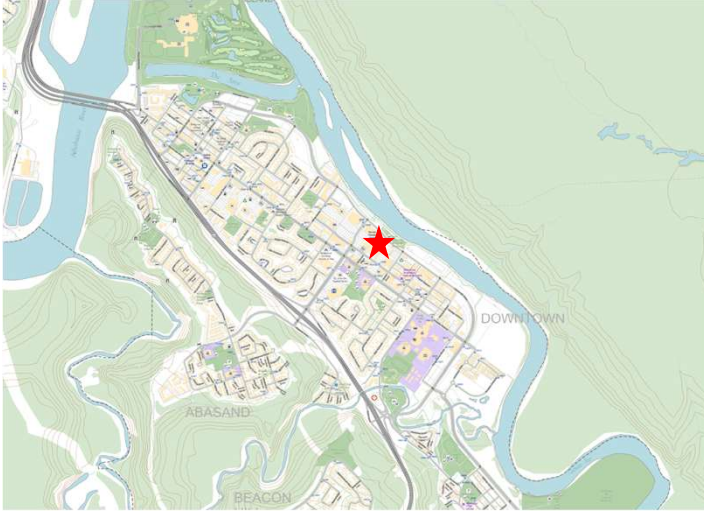
Manning Avenue

RIVER RIDGE CENTRE: Available Space

River Ridge Estates
8530 Manning Avenue
Unit 109: 3,119 sf



RIVER RIDGE CENTRE: Location



RIVER RIDGE CENTRE: Market Profile



MARKET PROFILE

SIGNIFICANT UNMET OPPORTUNITY

37%

Outflow Available for Recapture

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