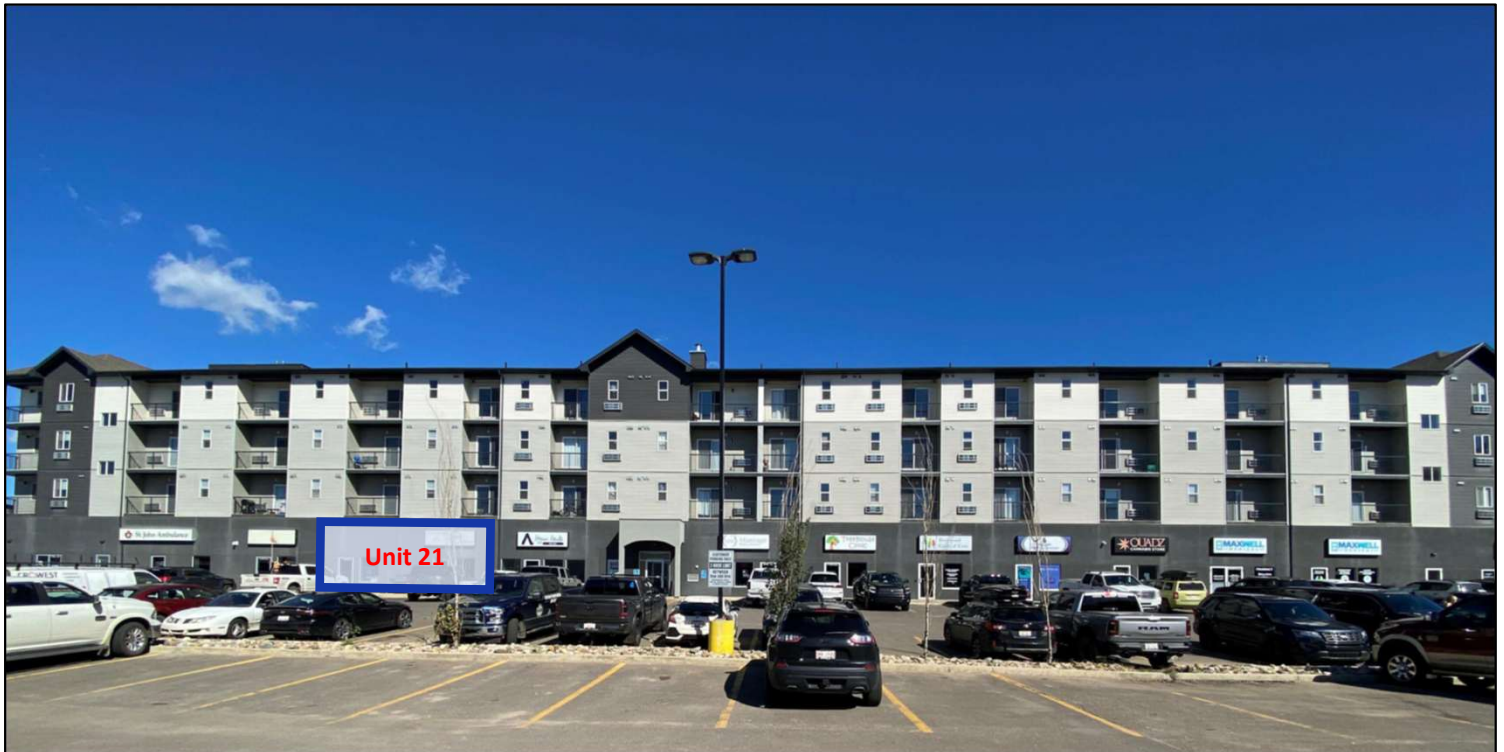


FOR LEASE: MAIN FLOOR RETAIL/COMMERCIAL SPACE

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: \$12.16 psf (2026/2027 est.)
- ✓ Central location near Hospital & shopping
- ✓ Supported by surrounding residential units

CONTACT US

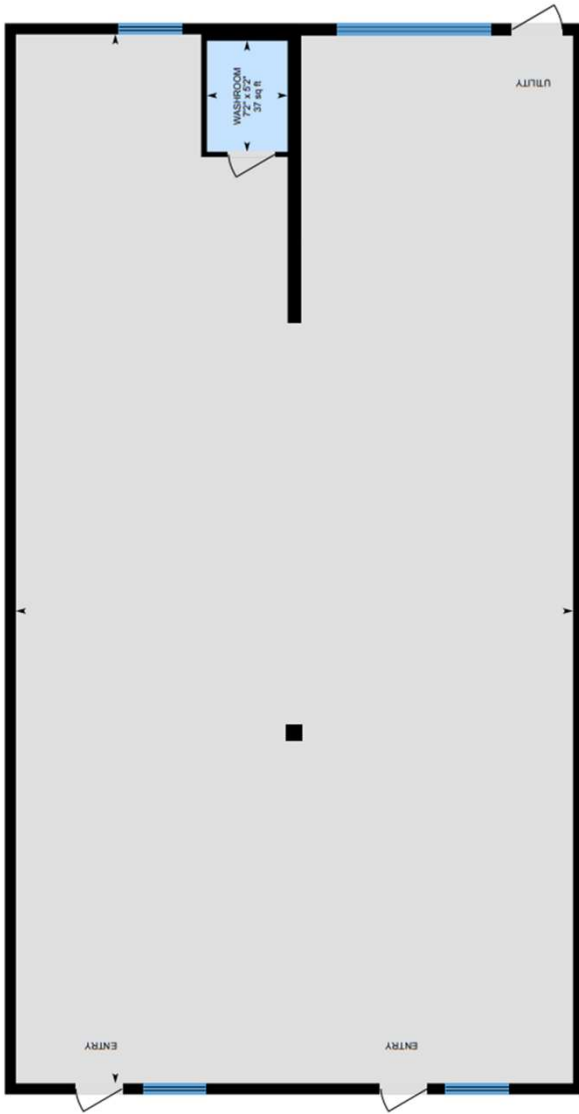
Colin Macdonald
Director of Leasing
(403) 875-7233
cmacdonald@estancia.ca



Safeway Holdings (Alberta) Ltd.

RADIUM BUILDING: Available Space

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



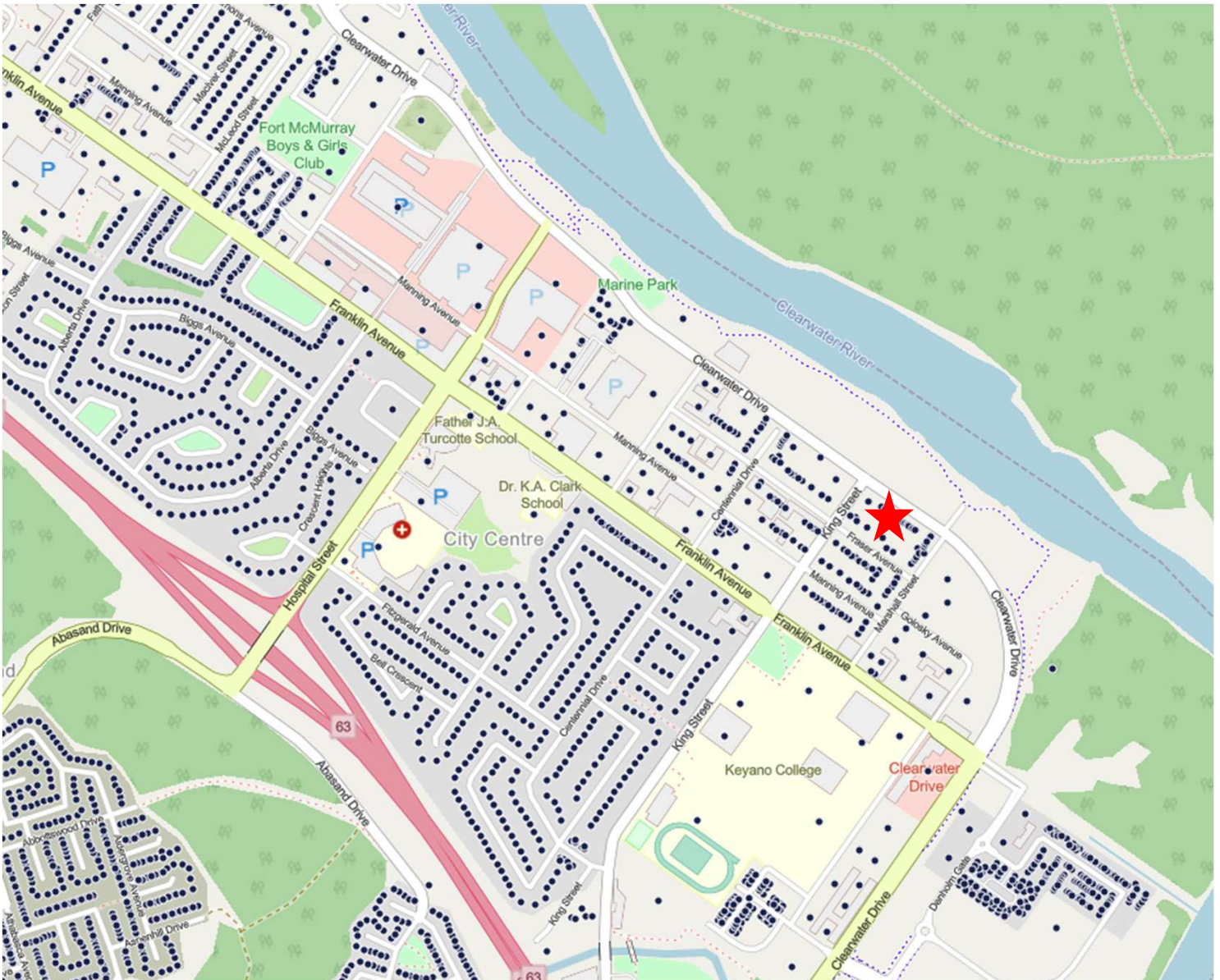
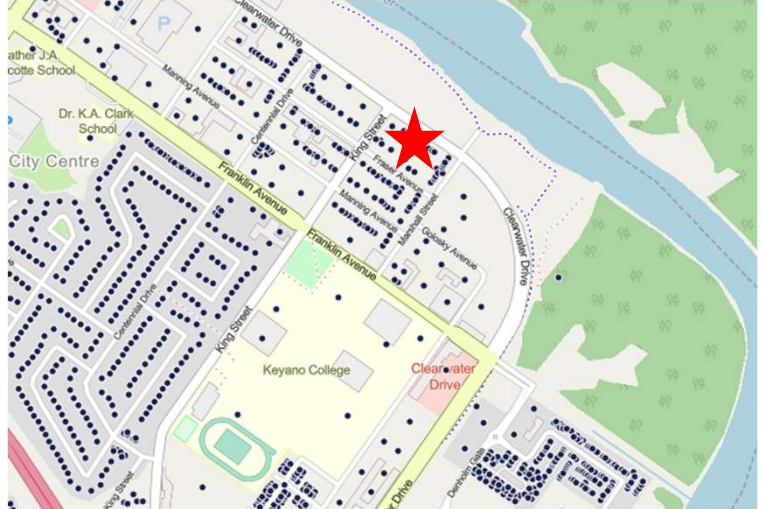
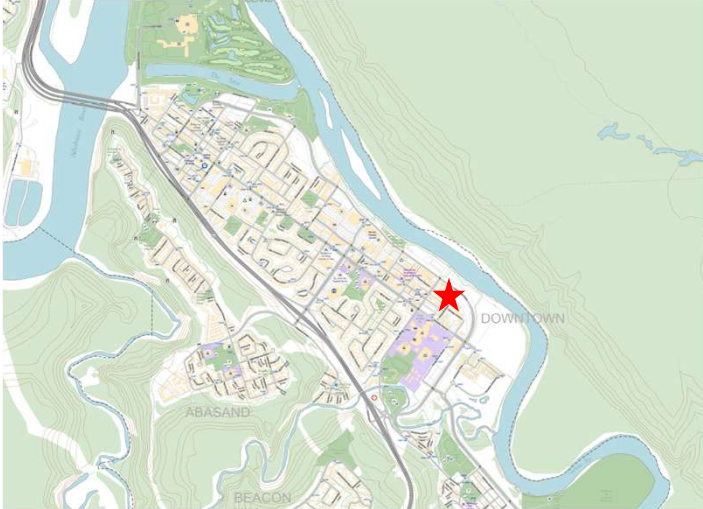
Existing Improvements

- ✓ 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 m2 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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