

# \$22 - 40, 30 Reidel Street, Fort McMurray

MLS® #A2218381

## \$22

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

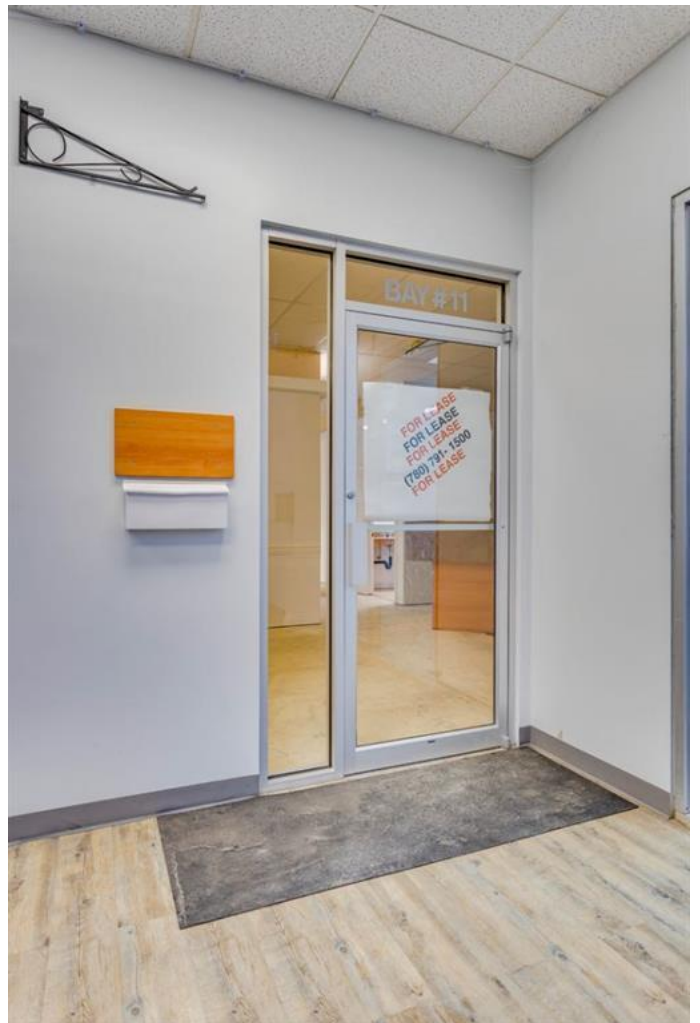
Downtown, Fort McMurray, Alberta

1318 SF Retail/Office Space â€“ River Pointe  
Shops, Fort McMurray

Located in the heart of Fort McMurrayâ€™s busy downtown core, this 1,318 sq ft unit offers an affordable and flexible opportunity for retail or professional office use. The space features a partially built-out layout including a reception area, four private offices, a wet bar, two-piece washroom, and a file/storage room. The current configuration can be easily adapted to suit a new tenantâ€™s needs.

Situated in the River Pointe Shopsâ€™ a prominent 42,360 sq ft retail center anchored by Dollarama and adjacent to Ashley Furnitureâ€™ this location benefits from high visibility and strong foot traffic. Ample on-site parking adds convenience for customers and staff.

Zoned SCL1 (Snye/ Clearwater Core District Commercial), this space is ideal for administrative or professional office or retail business. An excellent opportunity for businesses looking to launch or expand their presence in one of Fort McMurrayâ€™s primary commercial hubs. Basic Rent \$22.00 per sq ft = \$2416.33 + Additional Rent of \$1098 = \$3514 +Gst Per month. Triple Net Lease. Gas is shared. Total for this bay is \$160.00 per month. Call now to schedule your private viewing!



Built in 1977

**Essential Information**

MLS® #	A2218381
Price	\$22
Bathrooms	0.00
Acres	0.00
Year Built	1977
Type	Commercial
Sub-Type	Retail
Status	Active

**Community Information**

Address	40, 30 Reidel Street
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H5M9

**Additional Information**

Date Listed	May 6th, 2025
Days on Market	34

**Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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