

FOR LEASE

RETAIL & OFFICE SPACE

# STONEYCREEK VILLAGE

108 Riverstone Ridge,  
Fort McMurray, AB

## JOIN OUR NATIONAL TENANTS



Cushman & Wakefield Edmonton  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

**Brett Killips**  
Partner  
780 702 2948  
brett.killips@cwedm.com

**Gary Killips**  
Partner  
780 917 8332  
gary.killips@cwedm.com

**Cody Miner**  
Sales Assistant  
780 702 2982  
cody.miner@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. April 04, 2024.

## PROPERTY HIGHLIGHTS

- Vibrant mixed-use development
  - Save On Foods grocery anchored site
  - Excellent access
- Ample parking on the main level and underground

## PROPERTY DETAILS

### MUNICIPAL ADDRESS

108 Riverstone Ridge,  
Fort McMurray, AB

### LEGAL DESCRIPTION

Plan 0828922, Block 2, Lot 1

### ZONING

C3 - Shopping Centre  
Commercial District

### NEIGHBOURHOOD

Stone Creek

### BUILDING SIZE

Total Leasable Area  
205,000 SF

### AVAILABILITY

986 SF - 5,401 SF





November 2023

# SITE PLAN

## LEVEL 1

### AVAILABILITY

#### BUILDING 1:

- #107 - 1,145 SF
- #110 - 1,148 SF
- #112 - 1,164 SF
- #114 - 2,403 SF

#### BUILDING 2:

- #104 - 5,564 SF
- #107 - 1,577 SF

#### BUILDING 3:

- #102 - 986 SF



**BUILDING #4**  
#001 - CIBC

**BUILDING #3**  
#101 - ROYAL BANK  
#102 - BAR BURRITO  
#103 - DR. PHONE FIX  
#104 - DESI MEALTIME  
#105 - TOMMY GUNS  
#107 - COBIA SALONS  
#109 - SAVE ON FOODS

**BUILDING #1**  
#101 - MARK'S  
#105 - BONE & BISCUIT  
#106 - PLANTLIFE  
**#107 - AVAILABLE (1,145 SF)**  
#108 - CHINESE FLAVOUR  
#109 - SHARETEA  
**#110 - AVAILABLE (1,148 SF)**  
#111 - DOMINO'S PIZZA  
**#112 - AVAILABLE (1,164 SF)**  
#113 - FAMILY EYE CARE  
**#114 - AVAILABLE (2,403 SF)**  
#115 - NORTHBOUND SPECIALTY SMOKE SHOP  
#116 - GYM NATION  
#117 - CANADIAN BREWHOUSE

**BUILDING #2**  
#101 - LIQUOR DEPOT  
#102 - SLEEP COUNTRY  
#103 - SHOPPERS  
**#104 - AVAILABLE (5,564 SF)**  
#105 - MCDONALD'S  
**#107 - PENDING (1,577 SF)**



November 2023

# SITE PLAN LEVEL 2

## AVAILABILITY

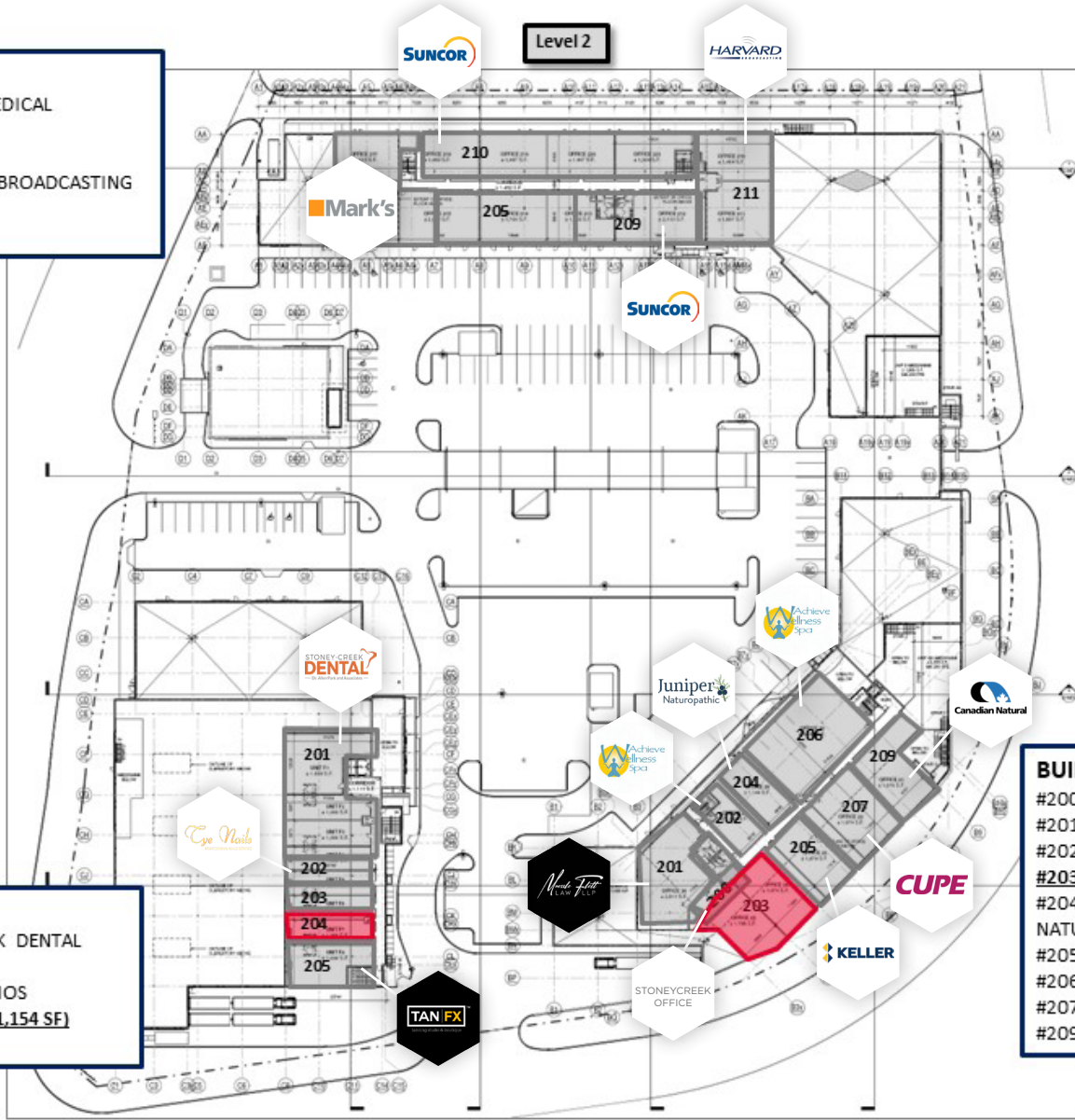
**BUILDING 2:**  
#203 - 3,254 SF

**BUILDING 3:**  
#204 - 1,154 SF

**BUILDING #1**  
 #205 – HELMA MEDICAL  
 #209 – SUNCOR  
 #210 – SUNCOR  
 #211 – HARVARD BROADCASTING  
 #101.2 – MARK'S

**BUILDING #3**  
 #201 – STONEYCREEK DENTAL  
 #202 – TYE NAILS  
 #203 – FOOTE STUDIOS  
 #204 – AVAILABLE (1,154 SF)  
 #205 – TANFX

**BUILDING #2**  
 #200 – STONEYCREEK OFFICE  
 #201 – MUESSLE FLETT LAW  
 #202 – ACHIEVE WELLNESS  
 #203 – AVAILABLE (3,254 SF)  
 #204 – JUNIPER NATUROPATHIC  
 #205 – KELLER  
 #206 – ACHIEVE WELLNESS  
 #207 – CUPE  
 #209 – CNRL



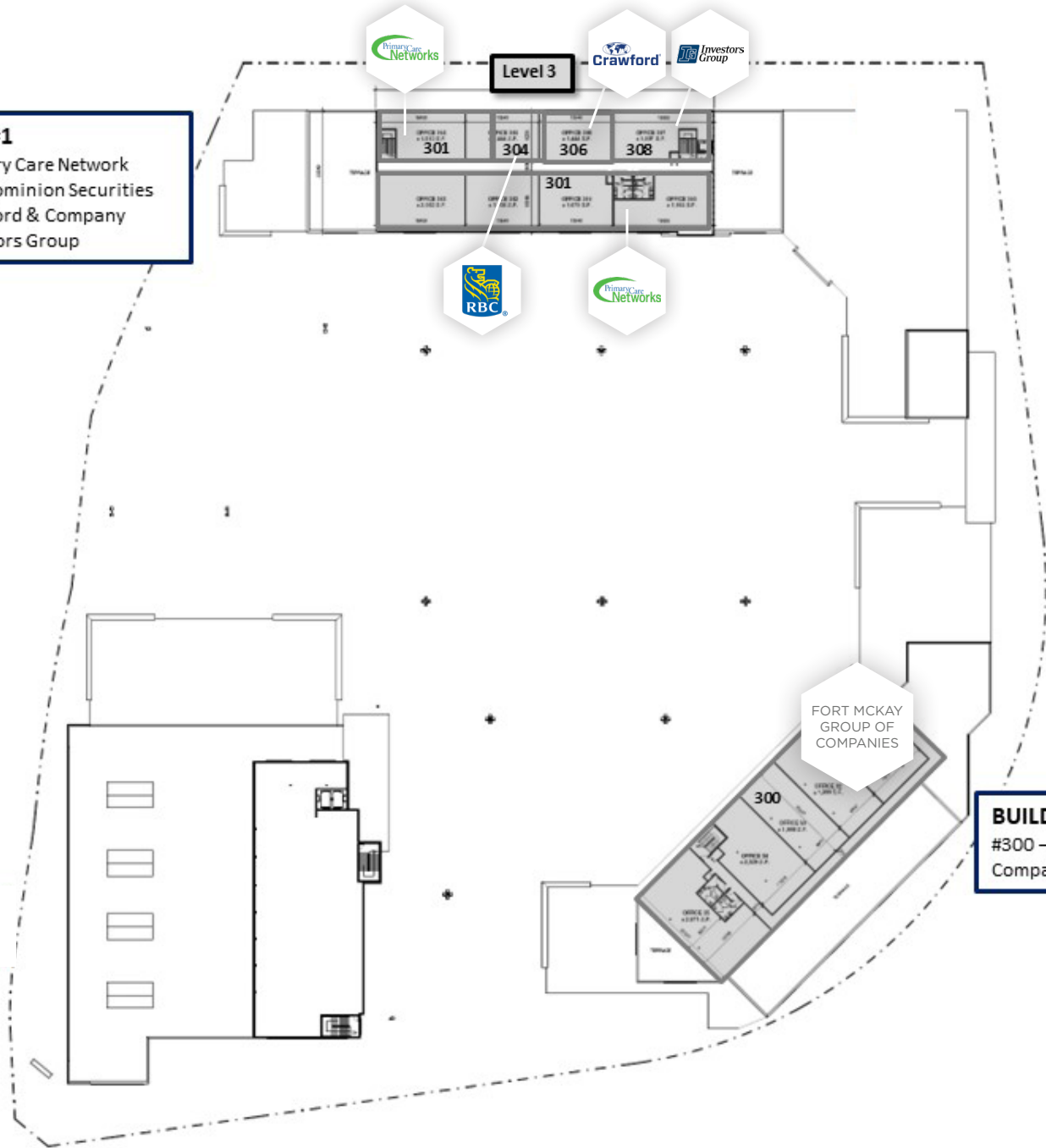


# SITE PLAN

## LEVEL 3



**BUILDING #1**  
#301 – Primary Care Network  
#304 – RBC Dominion Securities  
#306 – Crawford & Company  
#308 – Investors Group



FORT MCKAY  
GROUP OF  
COMPANIES

**BUILDING #2**  
#300 – Fort McKay Group of Companies

# AREA DEMOGRAPHICS

**POPULATION**

	1km	3km	5km
	9,665	38,377	55,814

**HOUSEHOLDS**

	1km	3km	5km
	3,501	13,084	19,476

**EXPECTED GROWTH (2023-2026)**

	1km	3km	5km
	1.9%	1.3%	1.3%



# ADDITIONAL RENT

(EST. 2024)

Building 1:  
\$18.32 / SF

Building 2:  
\$18.01 / SF

Building 3:  
\$17.94 / SF



# AVAILABLE UNITS

Building 1:  
#107, #110,  
#112, #114

Building 2:  
#104, #203

Building 3:  
#204



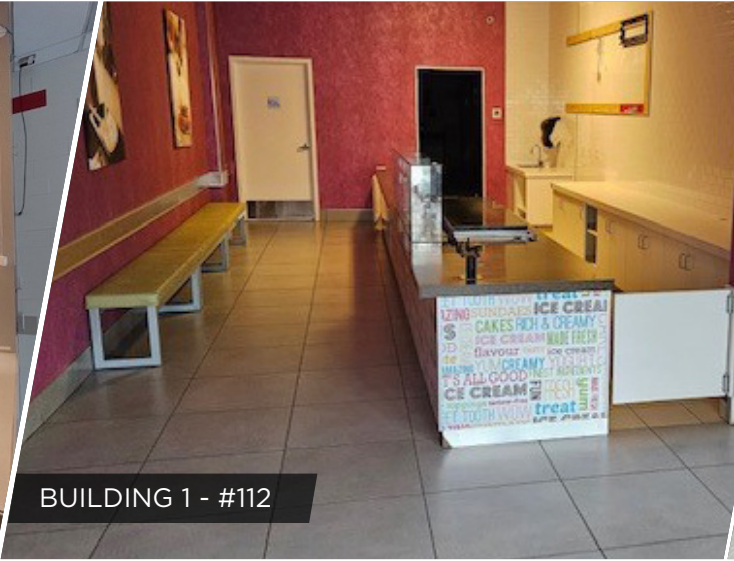
BUILDING 2 - #104



BUILDING 1 - #107



BUILDING 1 - #110



BUILDING 1 - #112



BUILDING 1 - #114



BUILDING 2 - #203



BUILDING 3 - #204



**CUSHMAN &  
WAKEFIELD**

Edmonton

**Brett Killips**

Partner

780 702 2948

[brett.killips@cwedm.com](mailto:brett.killips@cwedm.com)

**Gary Killips**

Partner

780 917 8332

[gary.killips@cwedm.com](mailto:gary.killips@cwedm.com)

**Cody Miner**

Sales Assistant

780 702 2982

[cody.miner@cwedm.com](mailto:cody.miner@cwedm.com)