

FOR LEASE  
RETAIL & OFFICE SPACE  
**STONEYCREEK  
VILLAGE**

108 Riverstone Ridge,  
Fort McMurray, AB

**JOIN OUR  
NATIONAL TENANTS**



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## 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 #4**  
#001 - CIBC

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

PROSPECT DRIVE

RIVERSTONE COMMON



November 2023

# SITE PLAN LEVEL 2

## AVAILABILITY

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

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

**BUILDING #1**

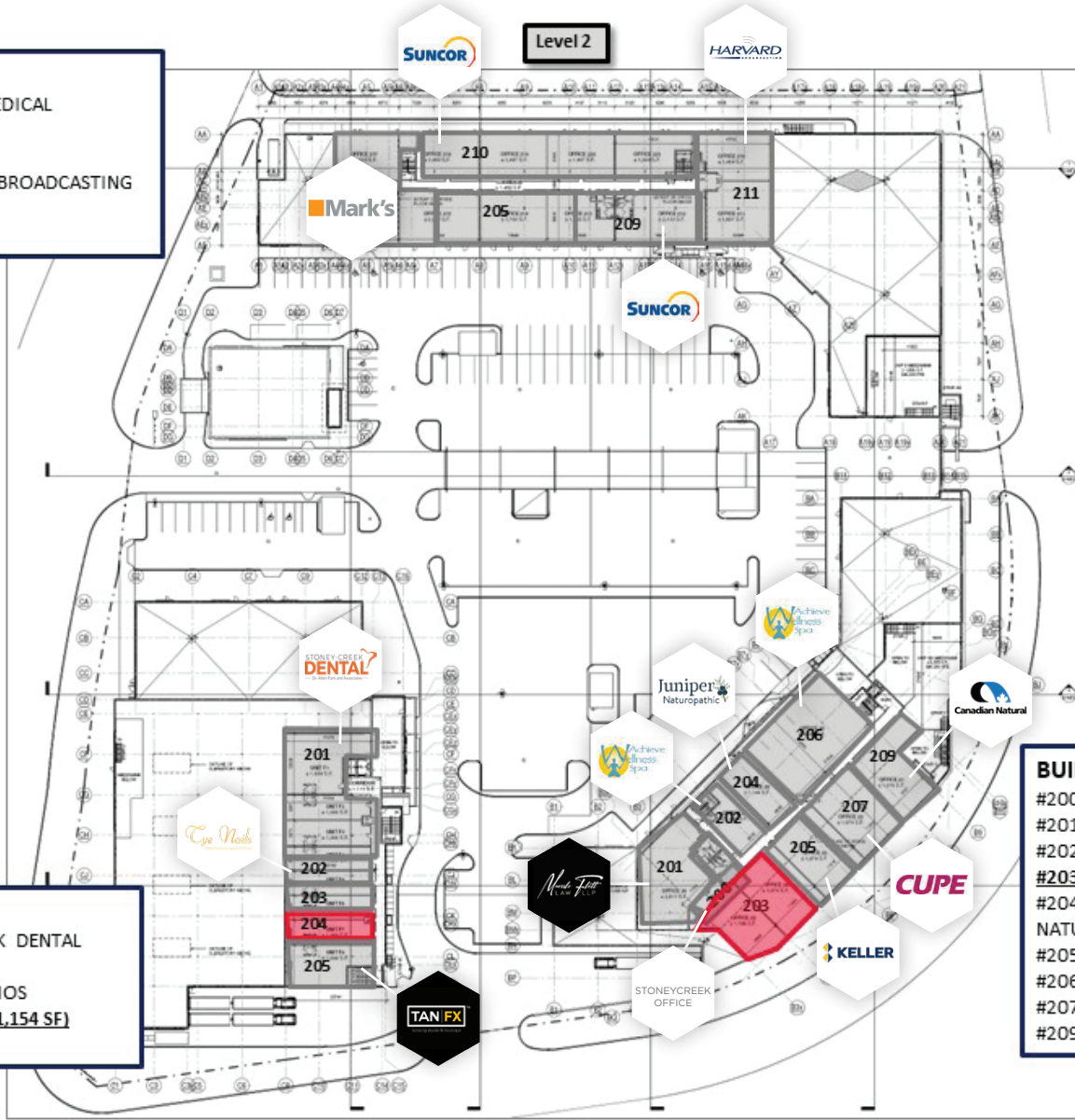
- #205 – HELMA MEDICAL
- #209 – SUNCOR
- #210 – SUNCOR
- #211 – HARVARD BROADCASTING
- #101.2 – MARK'S

**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



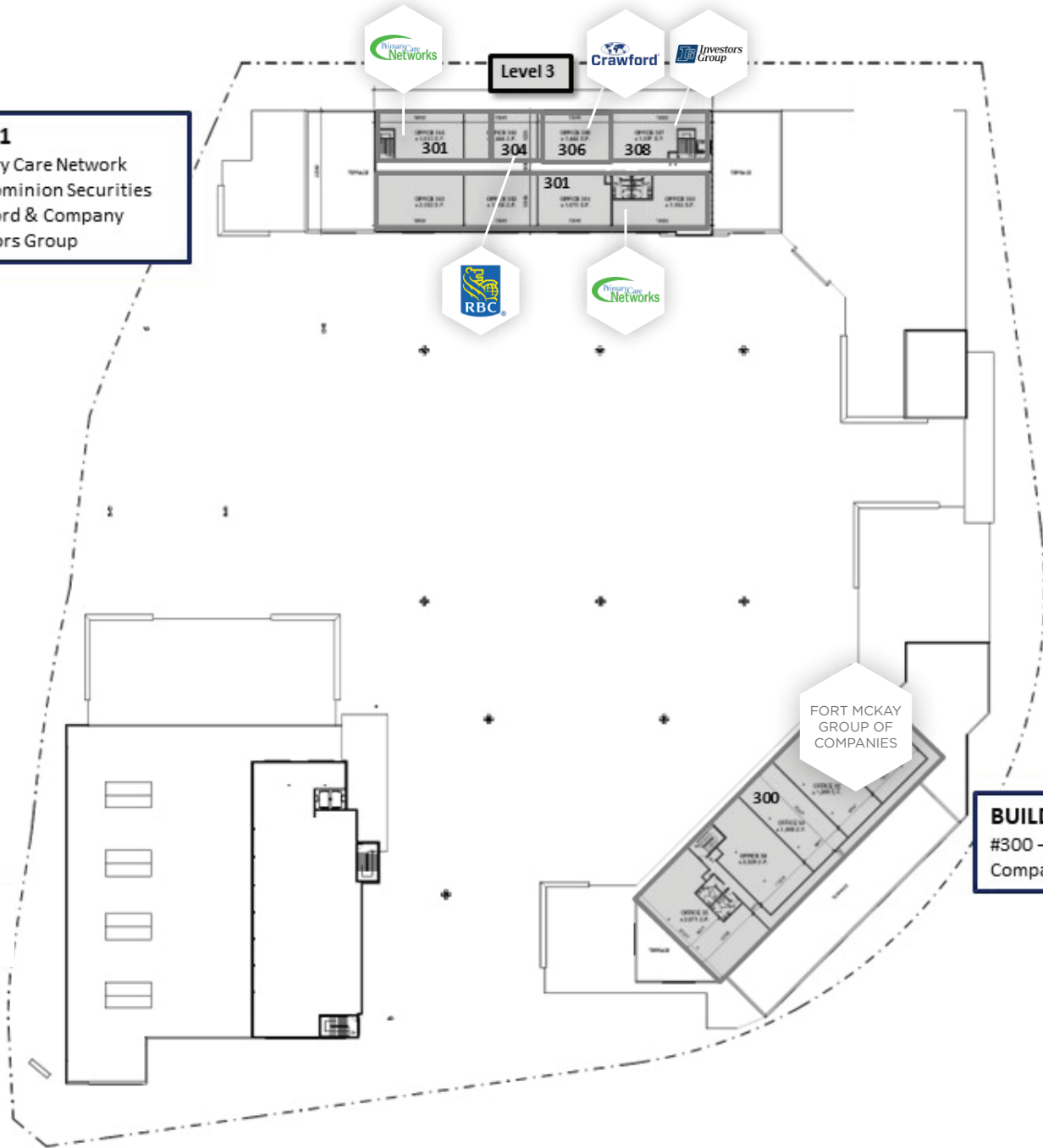


# SITE PLAN

## LEVEL 3



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



**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

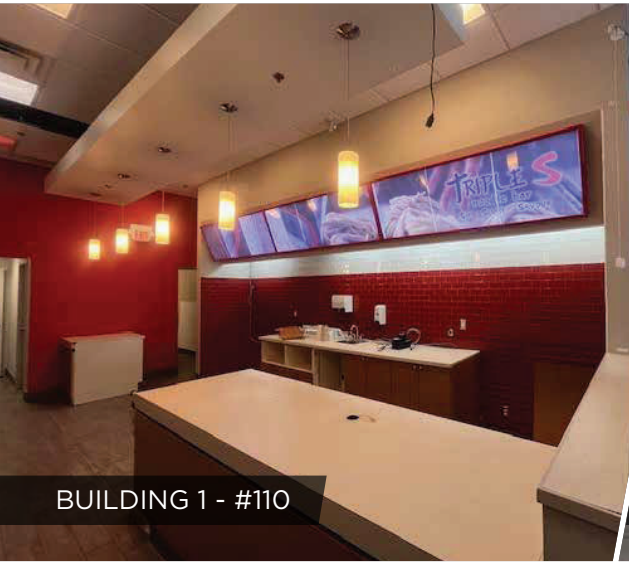
Building 3:  
#204



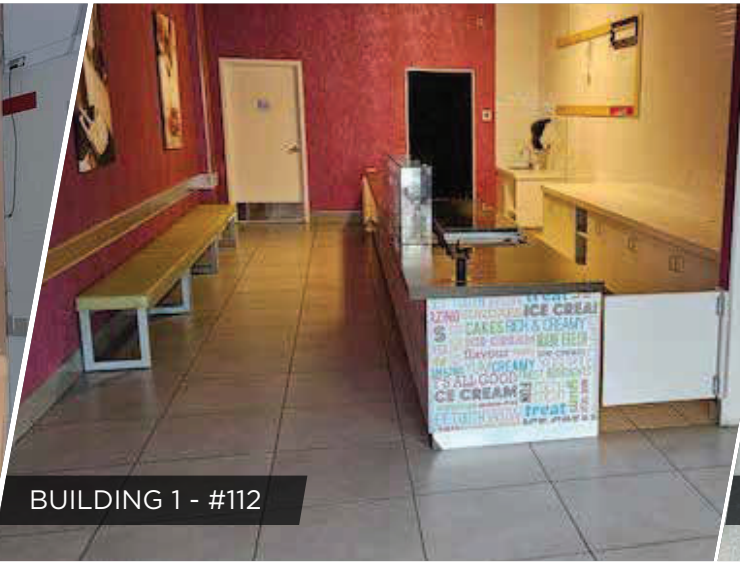
BUILDING 2 - #104



BUILDING 1 - #107



BUILDING 1 - #110



BUILDING 1 - #112



BUILDING 1 - #114



BUILDING 2 - #203



BUILDING 3 - #204



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