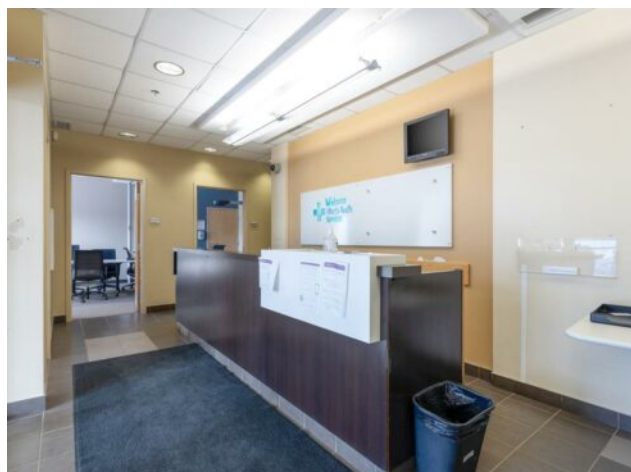


**10217 Queen Street
Fort McMurray, Alberta**

MLS # A2231698



\$799,000

Division:	Downtown
Type:	Office
Bus. Type:	Accounting,Administrative and Support ,Clothing ,Commercial ,Fitness,Furniture
Sale/Lease:	For Sale
Bldg. Name:	QUEEN STREET BUILDING
Bus. Name:	-
Size:	7,440 sq.ft.
Zoning:	PRA2

Heating:	Fan Coil, High Efficiency, Make-up Air, Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	FURNITURE AND DESKS NEG.		

FOR SALE \$799,000.00 OR LEASE @ 15/sqft base rate - 10217 Queen Street! 7440 sqft of absolutely premium built out office space in the downtown area. Formerly the space was occupied by Alberta Health Services and was built to meet those standards; I don't think you'll find anything else like it. You have 19 parking stalls for all the staff and visitors; and in the Inside you have lots of flex space! Currently you have 11 offices, 3 large areas that can accommodate cubicle configuration, Large board room with privacy sliding wall to make break out rooms, large reception and lobby area, his/her bathrooms (multi stall), IT rooms, storage rooms, 3 separate staff areas/lunchrooms, print room and much more. Also all the furniture will stay if required so truly almost turn key for any operation. Finally best off all is all the WINDOWS! This space has windows around the entire space and allows lots of natural light into the building. Access to the building also is very easy as it sits on the corner of Prairie loop which connects to other major traffic arteries. Finally if your employees want a break there is a beautiful walkway and park across the street they can visit on there break or at lunch and also many other great amenities close by for them to enjoy as well making a great work environment. Call today for more details!