

**107, 10110 Fraser Avenue
Fort McMurray, Alberta**

MLS # A2266969



\$2,500 per month

Division: Downtown

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: il Villagio

Bus. Name: -

Size: 963 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Use of Fridge, Stove, Dishwasher, 2 PC Bath, Security Gate, Central Vac with attachments, Blinds, Light Fixtures, Gas Fireplace, and Heating / Cooling Systems

Property Type: Commercial Office / Professional Suite Building Size: Approx. 963 sq. ft. Lease Rate: \$2,500/month + GST (Gross Rate)
 Additional Costs: Tenant responsible for power, cable, and internet
 Parking: One (1) heated underground stall included
 Possession: Immediate Highlights: • Professionally managed, prestige building in prime location • Bright and flexible open-concept layout with full kitchen • Suitable for boutique offices, wellness professionals, or small-scale service-based businesses • Includes one heated underground parking stall (included in rent) • Elevator access, modern common areas, and secure entry
 Remarks: Rare opportunity to lease a smaller professional suite featuring a full kitchen in a Class-A setting. Excellent for tenants seeking high visibility, modern amenities, and a central business address.