

**4, 122 Millennium Drive  
Fort McMurray, Alberta**

**MLS # A2178833**



**\$38 per sq.ft.**

|                    |                               |
|--------------------|-------------------------------|
| <b>Division:</b>   | Timberlea                     |
| <b>Type:</b>       | Retail                        |
| <b>Bus. Type:</b>  | Commercial ,Gift Shop ,Retail |
| <b>Sale/Lease:</b> | For Lease                     |
| <b>Bldg. Name:</b> | The Cortona                   |
| <b>Bus. Name:</b>  | -                             |
| <b>Size:</b>       | 1,467 sq.ft.                  |
| <b>Zoning:</b>     | C3                            |

|                    |              |                       |   |
|--------------------|--------------|-----------------------|---|
| <b>Heating:</b>    | -            | <b>Addl. Cost:</b>    | - |
| <b>Floors:</b>     | -            | <b>Based on Year:</b> | - |
| <b>Roof:</b>       | -            | <b>Utilities:</b>     | - |
| <b>Exterior:</b>   | Wood Frame   | <b>Parking:</b>       | - |
| <b>Water:</b>      | Public       | <b>Lot Size:</b>      | - |
| <b>Sewer:</b>      | Public Sewer | <b>Lot Feat:</b>      | - |
| <b>Inclusions:</b> | N/A          |                       |   |

FOR LEASE – 1,467 SF RETAIL / MULTI-USE SPACE IN TIMBERLEA Make a home for your business in this versatile 1,467 sq. ft. space featuring a large open retail area, 2-piece washroom, and rear storage or office area. This ground-floor, walk-up unit offers front and rear access, ample shared paved parking, and excellent visibility in one of Timberlea’s most active commercial corridors. The open layout provides flexibility for a wide range of uses, including retail, service, medical, health and wellness, boutique fitness, salon, or professional office. Prominently positioned at the corner of Millennium Drive and Powder Drive, this property is conveniently clustered with a strong mix of complementary businesses, including Boston Pizza, Independent Foods, Circle K, Renu Fitness Club (women’s gym), Benjamin Moore, Timberlea Licensing & Registry, Accel Physical Therapy, Premium Meats, Spoiled Rotten Salon & Spa, Drug Store, and Pizza Plus Restaurant. Located within The Cortona Suites, which offer fully furnished accommodations with flexible rental options, this space benefits from consistent local traffic and a built-in customer base. Situated in the heart of the Timberlea business district, this location provides excellent exposure and accessibility, serving the majority of Timberlea and Eagle Ridge residents and within minutes of major routes and amenities. Zoned C3 – Commercial Mixed Use, with operating costs of \$8.00 PSF, taxes of \$4.00 PSF, and utilities metered separately, this space offers affordability and convenience in one of Fort McMurray’s most desirable neighbourhoods. This is an excellent opportunity to establish your business in a flexible, high-traffic location surrounded by thriving local operators and essential community services.