

# \$17 - 108b, 9816 Hardin Street, Fort McMurray

MLS® #A2154630

**\$17**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.54 Acres

Downtown, Fort McMurray, Alberta

WELCOME TO THE HARDIN STREET BUILDING - NESTLED AMIDST THE HUSTLE AND BUSTLE IN THE HEART OF FORT MCMURRAY'S VIBRANT BUSINESS DISTRICT. Perfect for professional office, service, medical, yoga and more.

2234.82 SF move-in ready space complete with reception, meeting/board rooms, and offices. This space can be combined with Unit 106B - Total combined space of 7,866.03 SF. Landlord will custom build out and upgrade to perfectly fit your use. Excellent access to Highway 63/Memorial Drive and retail, shopping and dining amenities.

The Hardin Street Building is complete with modern improvements, two elevators, full air conditioning, secured access, camera surveillance and an experienced, responsive professional management team. Lease terms are flexible and parking is available. Available for immediate occupancy. Estimated Op cost is \$15.38 PSF (includes utilities).

Locate your business Downtown, home to a wide range of residents including long-time Fort McMurriths, trendy urbanites, young couples, families and students. Supported by vibrant activities, festivals and outdoor markets with a special Fort McMurray flair. The hub of this amazing city offers retail and cultural activity, filled with a diverse mix of shops, malls, restaurants, coffee shops, live



performances and sports venues as well as cultural centres that line the main streets, river banks, MacDonald Island Park, Canada's largest community recreational, leisure centre.

Built in 1984

**Essential Information**

|            |            |
|------------|------------|
| MLS® #     | A2154630   |
| Price      | \$17       |
| Bathrooms  | 0.00       |
| Acres      | 0.54       |
| Year Built | 1984       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 108b, 9816 Hardin Street |
| Subdivision | Downtown                 |
| City        | Fort McMurray            |
| County      | Wood Buffalo             |
| Province    | Alberta                  |
| Postal Code | T9H 4K3                  |

**Interior**

|         |             |
|---------|-------------|
| Cooling | Central Air |
|---------|-------------|

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2024 |
| Days on Market | 318              |
| Zoning         | CBD1             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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