

# FOR LEASE

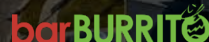
## MELCOR

**CUSHMAN & WAKEFIELD**  
Edmonton

### JOIN OUR TWO NEWEST TENANTS



**5,500 SF RESTAURANT  
SPACE FOR LEASE**



# STONEYCREEK VILLAGE

108 Riverstone Ridge, **Fort McMurray, AB**

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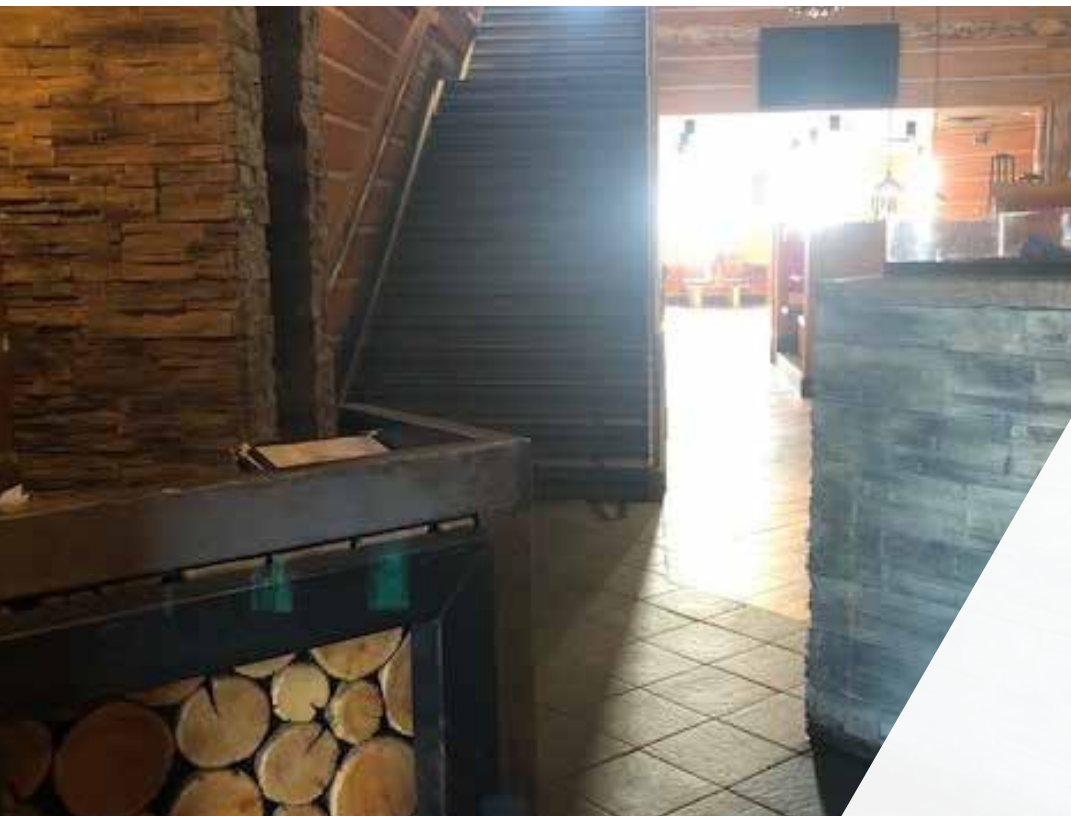
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**CUSHMAN & WAKEFIELD**  
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# PROPERTY HIGHLIGHTS

- Vibrant mixed-use development
- Save On Foods grocery anchored site
- Excellent access
- Ample parking on the main level and underground



## PROPERTY DETAILS

|                |                                             |
|----------------|---------------------------------------------|
| Zoning:        | C3 - Shopping Centre Commercial District    |
| Neighbourhood: | Stoney Creek                                |
| Building Size: | Total Leasable Area 205,000 SF              |
| Availability:  | Main Floor: 5,564 SF<br>Mezzanine: 2,201 SF |

# SITE PLAN

# LEVEL 1



## AVAILABILITY

### BUILDING 1:

#107 - 1,145 SF  
#109 - 1,148 SF  
#112 - 1,164 SF  
#114 - 2,403 SF

### BUILDING 2:

#104 - 5,564 SF  
(+ 2,201 SF Mezzanine)

### 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

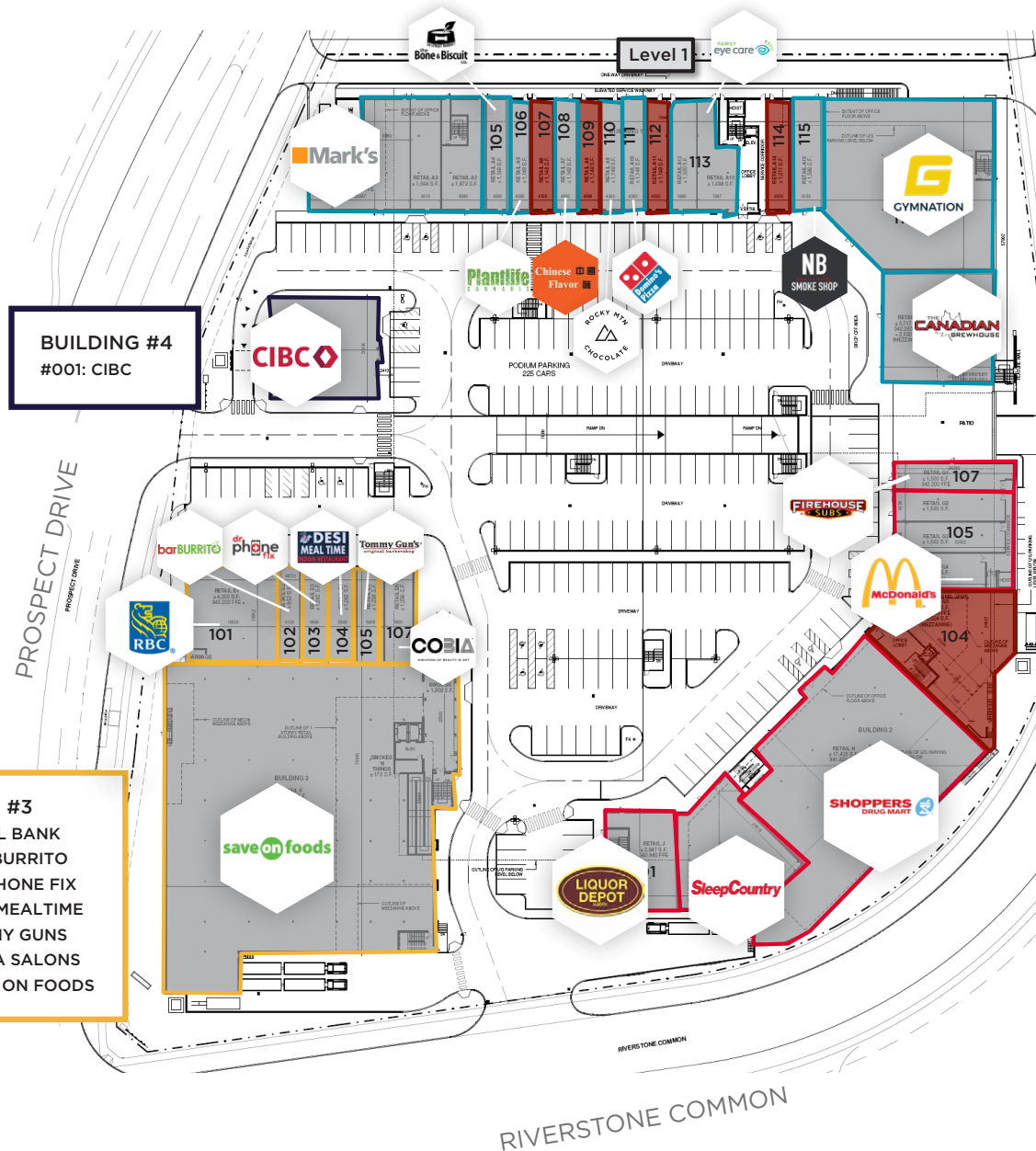
### BUILDING #4 #001: CIBC

### BUILDING #1

#101: MARK'S  
#105: BONE & BISCUIT  
#106: PLANTLIFE  
#107: AVAILABLE (1,145 SF)  
#108: CHINESE FLAVOUR  
#109: AVAILABLE (1,148 SF)  
#110: ROCKY MOUNTAIN CHOCOLATE  
#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 #2

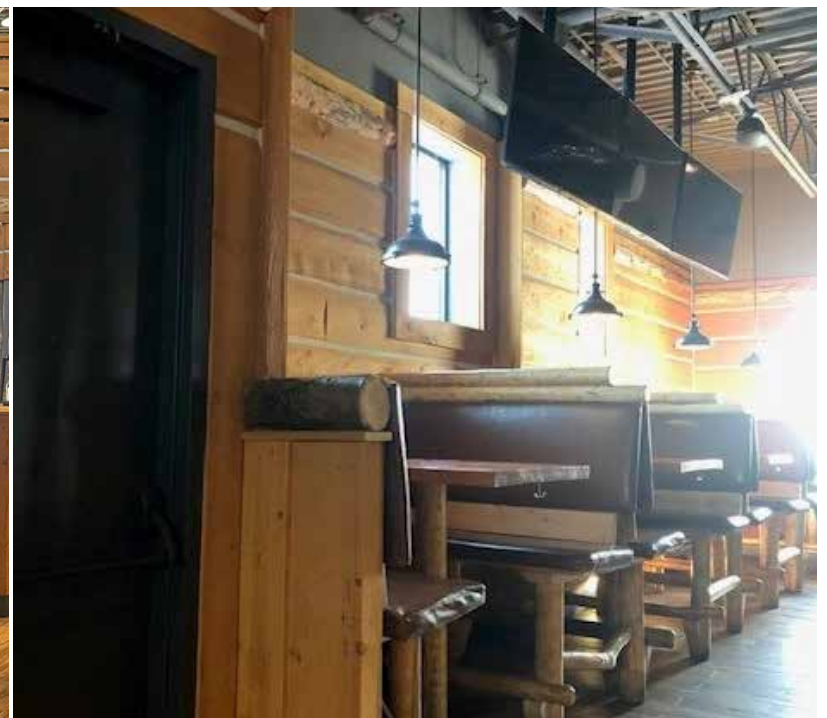
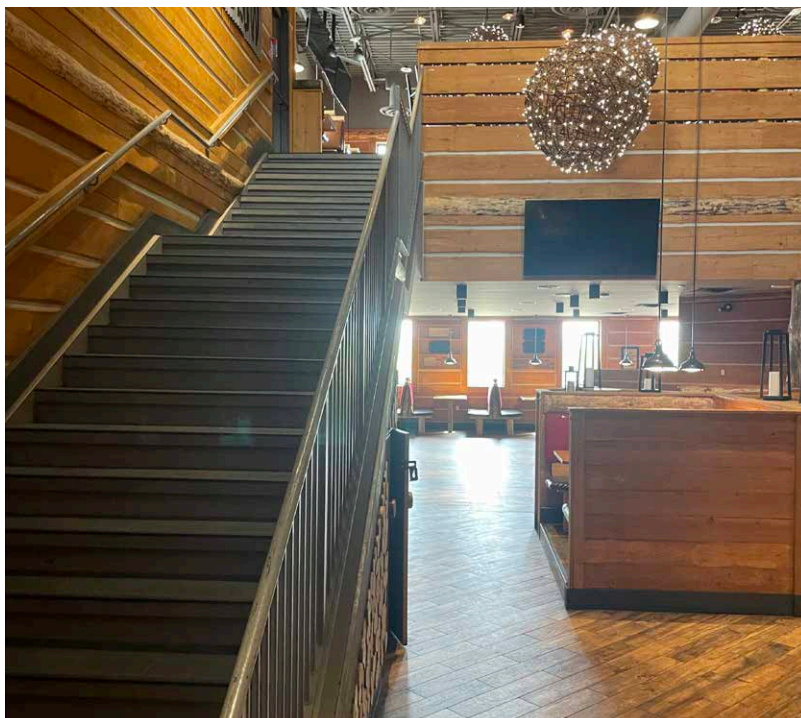
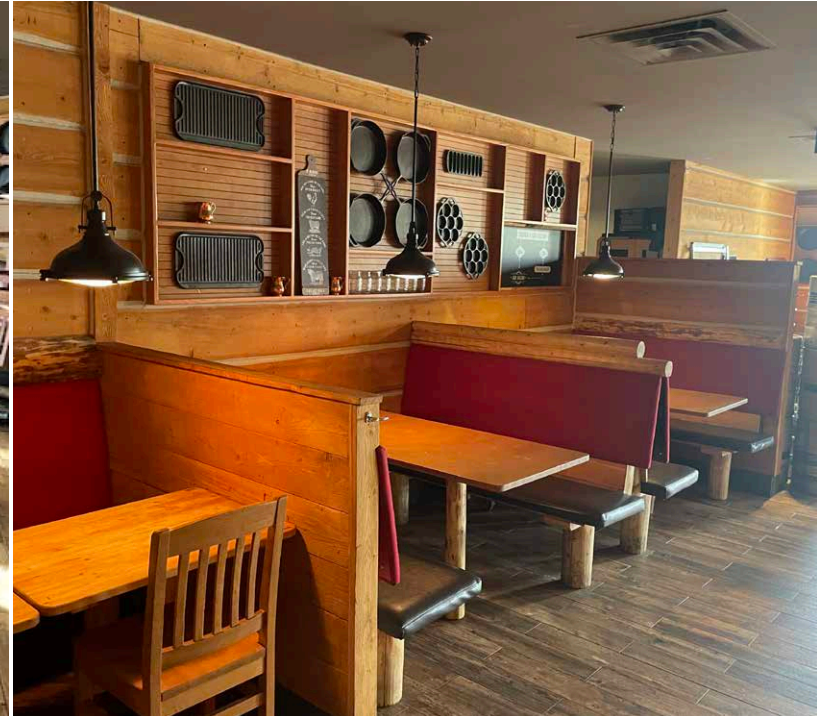
#101: LIQUOR DEPOT  
#102: SLEEP COUNTRY  
#103: SHOPPERS  
#104: AVAILABLE (5,401 SF)  
#105: MCDONALD'S  
#107: FIREHOUSE SUBS





# RESTAURANT

SEATING &  
COMMON AREAS





# KITCHEN EQUIPMENT





# 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 INFORMATION

**Additional Rent:**  
\$18.01/SF(Est. 2024)

**HVAC:**  
4 RTUs (7.5 Tons each)

**Power:**  
200amp 600/347V

**Water:**  
2"

**Natural Gas:**  
3,500 CFH at 7" WC gas pressure



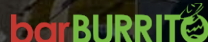
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WAKEFIELD**  
Edmonton

### JOIN OUR NATIONAL TENANTS



# STONEYCREEK VILLAGE

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