

RIVER CITY CENTRE

8600 FRANKLIN AVENUE, FORT MCMURRAY, ALBERTA



WELCOME TO FORT MCMURRAY'S CENTRAL HUB

WELCOME TO RIVER CITY CENTRE

Prime retail and office spaces are available for lease at River City Centre, one of Fort McMurray’s most sought-after commercial hubs. These spaces provide the perfect opportunity for businesses looking to establish or expand in a thriving market. With flexible space configurations available, the location caters to a variety of retail or office needs, offering modern amenities in a professional environment.

River City Centre benefits from its high visibility and a steady stream of foot traffic, thanks to its central location in a bustling area of the city. The site is easily accessible via major roads and public transit, ensuring convenience for both customers and employees, while on-site parking provides added ease.



AVAILABLE SPACE

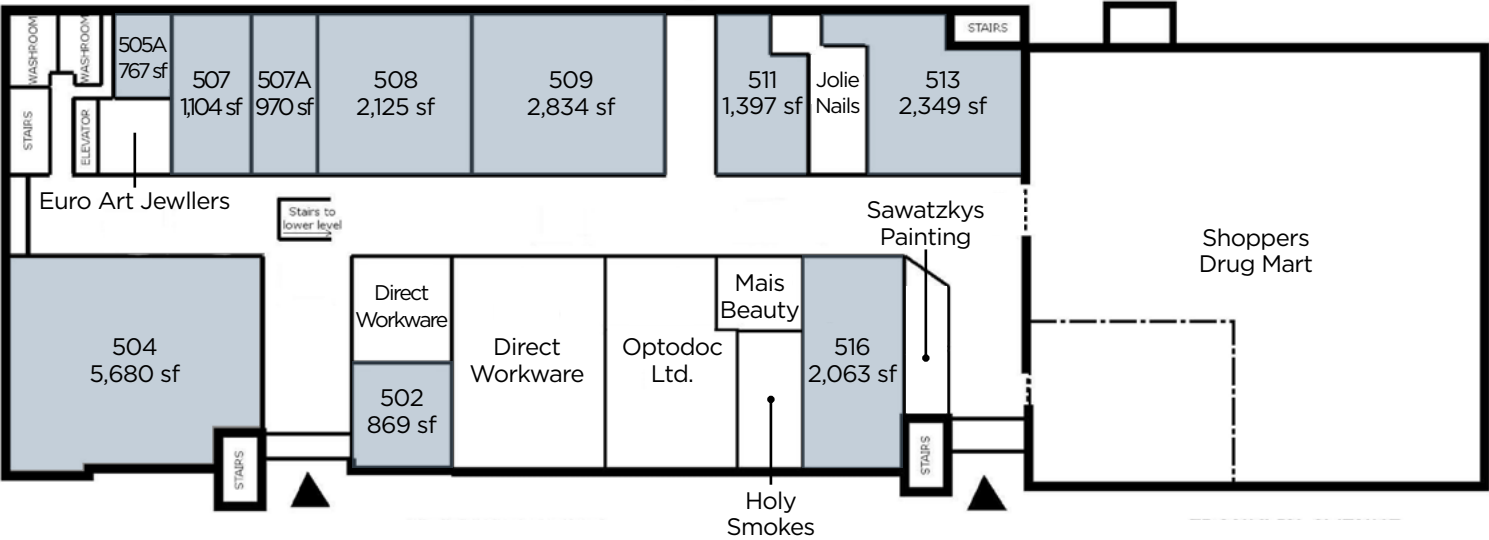
Lower Level	13,189 sf
Unit 502	869 sf
Unit 504	5,680 sf
Unit 505A	767 sf
Unit 507	1,104 sf
Unit 507A	970 sf
Unit 508	2,125 sf
Unit 509	2,834 sf
Unit 511	1,397 sf
Unit 513	2,349 sf
Unit 516	2,063 sf
Unit 601	2,506 sf
Unit 602	917 sf
Unit 603A	1,343 sf
Unit 606	1,529 sf
Unit 608	1,571 sf
Unit 609	962 sf
Unit 610A/B	2,947 sf
Unit 613A	808 sf
Unit 614	1,344 sf
Unit 615A	1,235 sf
Unit 616	2,000 sf
Unit 619	481 sf
Unit 619A	1,557 sf
Unit 620	572 sf
Unit 620B	629 sf

Lease Rates	Main Level Retail: \$32 psf
	Second Level: \$22 psf
	Lower Level: \$15 psf
Operating Costs	\$22.86 psf (2024)
	Includes CAM's, mgmt. fee, insurance, tax
Availability	Immediately
Term	5-10 Years
Parking	Ample surface
Pylon Signage	1/2 Panel: \$50/month
	Full Panel: \$100/month
Building Signage	\$100/month
Building Size	104,576 sf

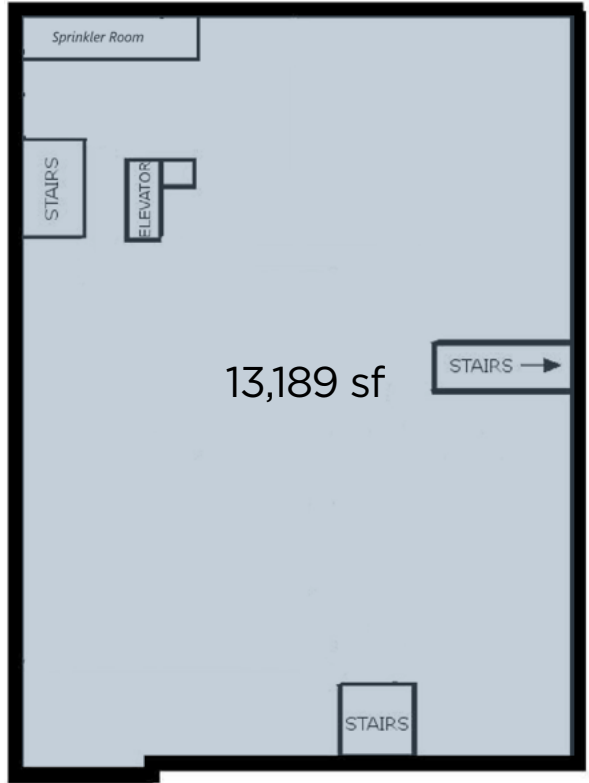


SPACES AVAILABLE FROM 481 SF TO 13,189 SF

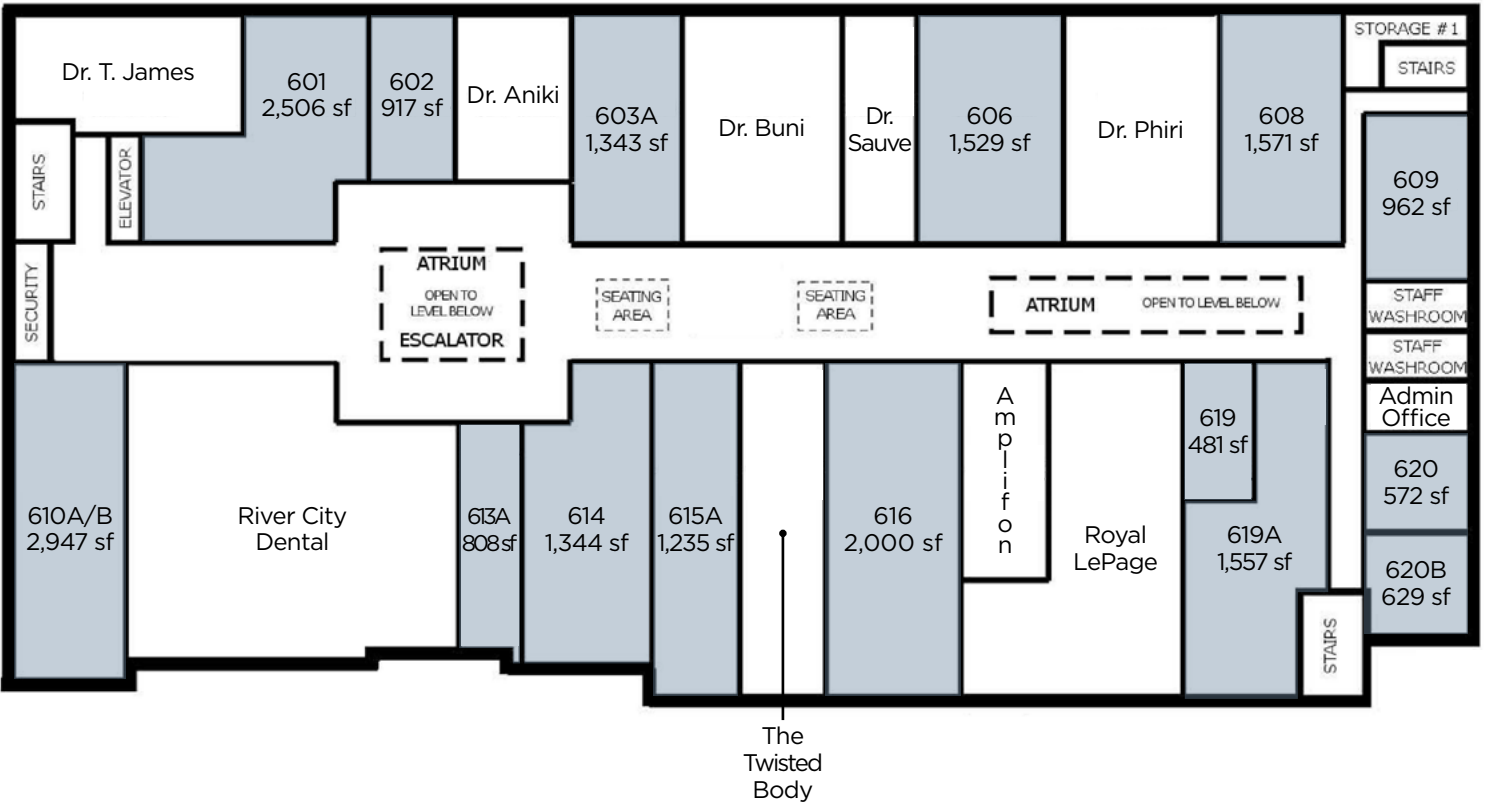
GROUND LEVEL



LOWER LEVEL



SECOND LEVEL



MULTIPLE LAYOUTS AND FRONTAGE SELECTIONS

RECENT RENOVATIONS THROUGHOUT THE ENTIRE MALL

ABOUT THE AREA

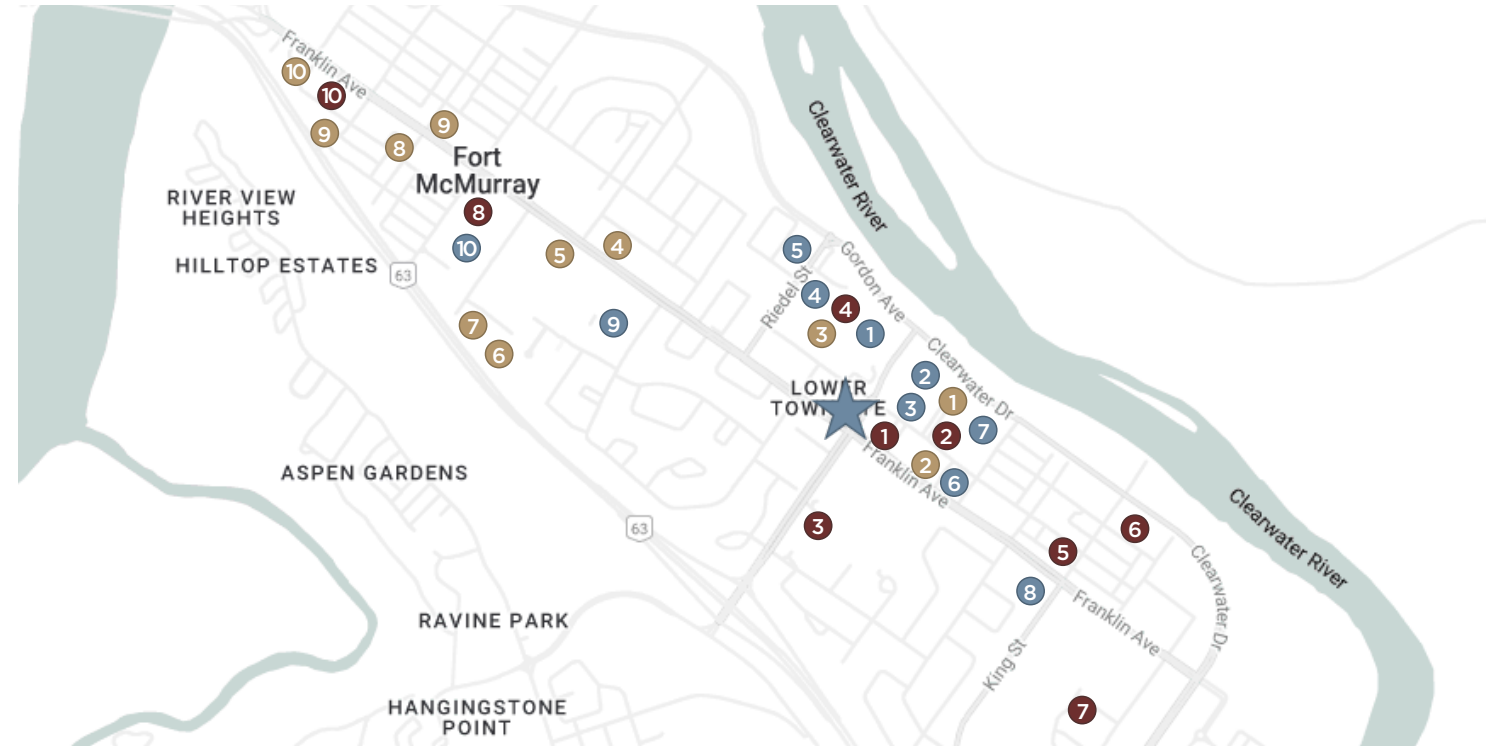


Located in northeastern Alberta, Fort McMurray is a vibrant and dynamic community known for its strong connection to Canada’s oil sands industry. Surrounded by natural beauty, including vast forests, rivers, and wildlife, the region offers a unique blend of outdoor adventure and urban amenities. The city also features a growing arts and culture scene, excellent schools, and a range of recreational facilities, making it an attractive place to live, work, and raise a family.

With ongoing developments and investment, Fort McMurray continues to thrive as a key player in Alberta’s economy and is often considered an “urban service area”. While the energy sector is the backbone, Fort McMurray has seen increasing diversification, with sectors such as healthcare, education, and tourism contributing to the local economy. The city’s strategic location and infrastructure, including access to transportation networks and proximity to major oil sands projects, make it an appealing place for business and innovation. Additionally, government and private sector investments in infrastructure and community services are enhancing long-term growth prospects, positioning Fort McMurray as a key economic engine for Alberta and Canada.

NEARBY AMENITIES

<u>RETAIL</u>	<u>RESTAURANT</u>	<u>SERVICES & HOTELS</u>
1. Walmart	1. Cora	1. CIBC
2. Canadian Tire	2. Starbucks	2. RBC
3. Staples	3. OPA! of Greece	3. Northern Lights Regional Health Centre
4. Mark's	4. McDonalds	4. ATB
5. Dollarama	5. A&W	5. Merit Hotel and Suites
6. Save-On-Foods	6. Montana's	6. Crossfit Crude
7. Rona	7. Wendy's	7. Syncrude Sport & Wellness Centre
8. Circle K	8. The Keg Steakhouse + Bar	8. Rivers Casino & Entertainment Centre
9. FreshCo	9. Earls Kitchen + Bar	9. BMO
10. Peter Pond Mall	10. Boston Pizza	10. Prime Hotel



20 MINS
to Fort McMurray
International
Airport

7 MINS
to MacDonald
Island Park

19 MINS
to Fort McMurray
Golf Club

THE HEART OF CANADIAN OIL PRODUCTION

PROXIMATE TO EVERY AMENITY IMAGINABLE

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