\$17 - 101b, 9816 Hardin Street, Fort McMurray

MLS® #A2154606

\$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.

1851.72 SF move-in ready space complete with reception, meeting/board room, offices or the Landlord will demise custom build out this space 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 McMurrites, 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® # A2154606

Price \$17
Bathrooms 0.00
Acres 0.54
Year Built 1984

Type Commercial

Sub-Type Office Status Active

Community Information

Address 101b, 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 455
Zoning CBD1

Listing Details

Listing Office COLDWELL BANKER UNITED

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