

# \$1,700 - 118, 11721 Macdonald Drive, Fort McMurray

MLS® #A2238910

**\$1,700**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Fort McMurray, Alberta

Prime Office/Retail Space for Lease – Turnkey Opportunity in River Park Glen Now available – an exceptional 1,073.73 SF commercial unit ideally suited for retail, office, or professional services. This well-appointed space offers outstanding value with an affordable lease rate that includes all utilities and operational costs – property taxes, condominium fees, gas, electricity, and sewer. Hot/Cold water and Sanitary are available in the space. The only additional expenses are internet and phone services. Located in the heart of River Park Glen, one of Fort McMurray’s most recognized high-density mixed-use communities, this space is move-in ready and provides access to shared tenant washrooms just steps away. Parking is convenient, with on-site commercial stalls and 2-hour guest parking available directly in front. The unit benefits from exterior wall signage, offering excellent visibility to both local residents and visitors. The surrounding community features 498 residential units, providing a built-in customer base of over 1,000 residents. Additional amenities include 24/7 security patrols, snow removal, a concierge desk for tenant support, and comprehensive building maintenance. Situated near Fort McMurray’s downtown core, River Park Glen offers convenient access to shopping, festivals, parks, and riverfront trails – making it an ideal location to grow your business. Available immediately. Contact us today to



learn more or arrange a viewing.

Built in 1972

### Essential Information

MLS® #	A2238910
Price	\$1,700
Bathrooms	0.00
Acres	0.00
Year Built	1972
Type	Commercial
Sub-Type	Office
Status	Active

### Community Information

Address	118, 11721 Macdonald Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4H1

### Exterior

Construction	Concrete
--------------	----------

### Additional Information

Date Listed	July 11th, 2025
Days on Market	26
Zoning	C2

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.