

# \$20 - 105a, 9816 Hardin Street, Fort McMurray

MLS® #A2267738

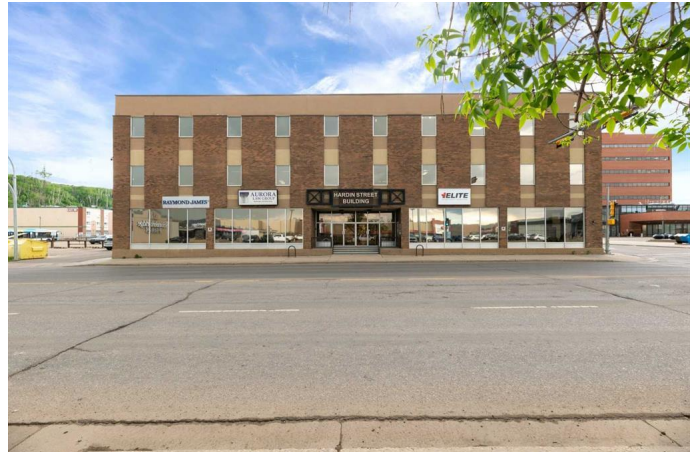
**\$20**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.54 Acres

Downtown, Fort McMurray, Alberta

Prime Main Floor Office & Medical Space â€” Hardin Street Building, Fort McMurray  
Position your business in one of downtown Fort McMurrayâ€™s most recognized professional addresses â€” the Hardin Street Building. This 3,850 sq. ft. main floor space is fully built out and ready for immediate occupancy, featuring a welcoming reception area, multiple private offices, and ample storage. The layout can be customized or demised to meet your business requirements, making it ideal for medical, professional office, wellness, educational, or studio-based uses. The building is modern and professionally managed, offering full air conditioning, contemporary interior finishes, two elevators, secured key-card access, 24/7 camera surveillance, and ample surface parking for tenants and visitors. Tenants benefit from exceptional accessibility with direct connections to Highway 63 and Memorial Drive, and are within walking distance of downtown retail, dining, and essential services. The landlord is open to working with tenants on tailored build-outs and space planning to create the perfect environment for their operations.

Operating costs are estimated at \$15.38 per square foot, inclusive of utilities. Flexible lease terms and tenant incentives are available, with possession offered immediately or on a flexible basis. Whether youâ€™re establishing a new location or expanding your operations, the Hardin Street Building provides a



high-exposure, adaptable space designed to support long-term business success.

Built in 1984

Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2267738   |
| Price      | \$20       |
| Bathrooms  | 0.00       |
| Acres      | 0.54       |
| Year Built | 1984       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 105a, 9816 Hardin Street |
| Subdivision | Downtown                 |
| City        | Fort McMurray            |
| County      | Wood Buffalo             |
| Province    | Alberta                  |
| Postal Code | T9H 4K3                  |

Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 3                  |
| Zoning         | CBD1               |

Listing Details

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

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