

# \$38 - 4, 122 Millennium Drive, Fort McMurray

MLS® #A2178833

**\$38**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Timberlea, Fort McMurray, Alberta

Turnkey 1467 SF Fully Developed Retail/Multi-Use Opportunity. Prominently located in the Timberlea business district of Fort McMurray conveniently situated in on the corner of Millennium and Powder Drive. Make a home for your business in this beautiful space with large open retail area, washroom and office/storage area. The mixed-use building features ground floor walk-up retail and professional office with ample shared paved parking and front and rear access. This premium location is steps away from Boston Pizza, Independent foods, Circle K convenience store and located inside The Cortona Suites, which are fully furnished and offer flexible rental options. Take advantage of these easily accessible shops and services located within minutes of the majority of Timberlea and Eagle Ridge homes. A well-rounded roster of tenants in the area such as, Benjamin Moore, Timberlea Licensing & Registry, Accel Physical Therapy, Premium Meats, Spoiled Rotten Salon and Spa, Drug Store and Pizza Plus restaurant. Zoned C3. Op costs \$8.00 PSF, Taxes \$4.00 PSF, and utilities metered separately.



Built in 2007

## Essential Information

MLS® #	A2178833
Price	\$38

Bathrooms	0.00
Acres	0.00
Year Built	2007
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	4, 122 Millennium Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2S8

### Interior

Cooling	Central Air
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### Exterior

Construction	Wood Frame
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### Additional Information

Date Listed	November 15th, 2024
Days on Market	280
Zoning	C3

### Listing Details

Listing Office	COLDWELL BANKER UNITED
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