

FOR LEASE

RESTAURANT OPPORTUNITY

STONEYCREEK
VILLAGE

108 Riverstone Ridge,
Fort McMurray, AB

JOIN OUR
NATIONAL TENANTS

 **SHOPPERS
DRUG MART**

 **Mark's**

 **LIQUOR
depot**

 **THE
CANADIAN
BREWHOUSE**

 **barBURRITO**

 **CIBC**

 **RBC**

 **save on foods**

 **McDonald's**

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Brett Killips
Partner
780 702 2948
brett.killips@cwedm.com

Gary Killips
Partner
780 917 8332
gary.killips@cwedm.com

Cody Miner
Sales Assistant
780 702 2982
cody.miner@cwedm.com

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PROPERTY HIGHLIGHTS

- Vibrant mixed-use development
- Save On Foods anchored site
 - Excellent access
- Ample parking on the main level and underground
- *Highest household income in Canada*

PROPERTY DETAILS

ZONING

C3 - Shopping Centre
Commercial District

NEIGHBOURHOOD

Stone Creek

BUILDING SIZE

Total Leaseable Area
205,000 SF

AVAILABILITY

Main Floor: 5,564 SF
Mezzanine: 2,201 SF





SITE PLAN

LEVEL 1

AVAILABILITY

MAIN FLOOR
5,564 SF

MEZZANINE
2,201 SF

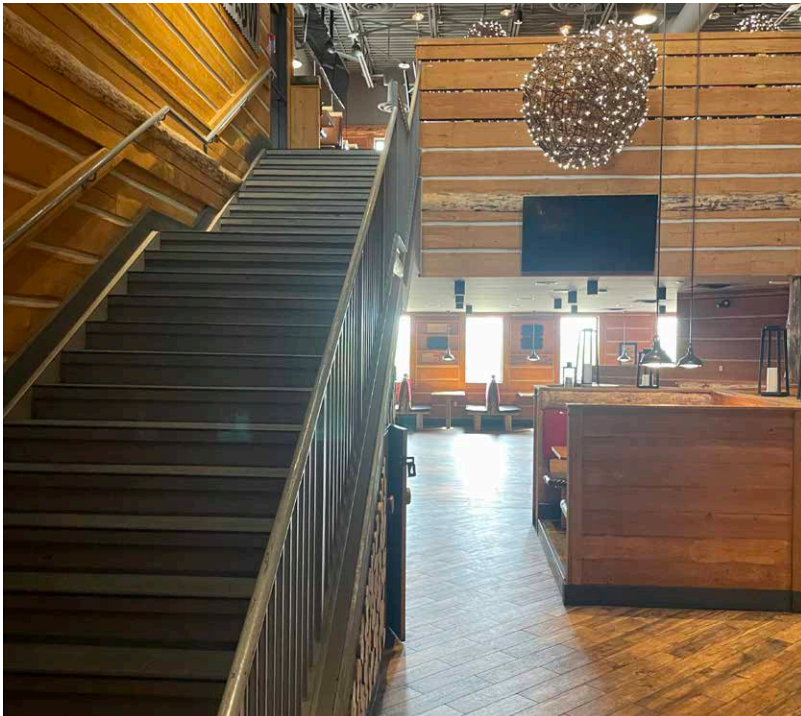
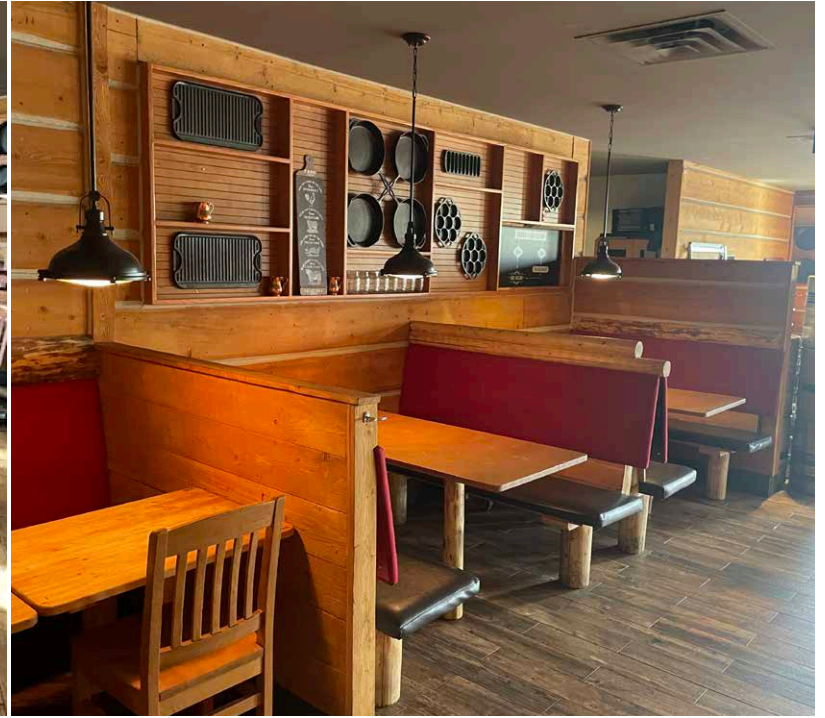
- AVAILABLE RETAIL VACANCIES
- RESTAURANT SPACE





RESTAURANT

SEATING &
COMMON AREAS





KITCHEN EQUIPMENT





ADDITIONAL DETAILS

Additional Rent:
\$18.01/SF (Est. 2024)

HVAC:
4 RTUs (7.5 Tons each)

Power:
200amp 600/347V

Water:
2"

Natural Gas:
3,500 CFH at 7" WC
gas pressure

AREA DEMOGRAPHICS

POPULATION

Icon	1km	3km	5km
	9,665	38,377	55,814

HOUSEHOLDS

Icon	1km	3km	5km
	3,501	13,084	19,476

EXPECTED GROWTH (2023-2026)

Icon	1km	3km	5km
	1.9%	1.3%	1.3%



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