

FOR LEASE

# FORMER ATB BUILDING

11 Haineault Street, Fort McMurray, AB

UP TO 8,179 SF FULLY FIXTURED WITH DRIVE-THRU (MAY BE SUBDIVIDED)



AVAILABLE IMMEDIATELY

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

**Brett Killips**  
Partner  
780.702.2948  
[brett.killips@cwedm.com](mailto:brett.killips@cwedm.com)

**Jennifer Baker**  
Team Coordinator  
780.720.7629  
[jennifer.baker@cwedm.com](mailto:jennifer.baker@cwedm.com)

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. January 17, 2024



# PROPERTY DETAILS

## MUNICIPAL ADDRESS

11 Haineault Street,  
Fort McMurray, AB

## LEGAL DESCRIPTION

Plan 9724370 Lot 1A

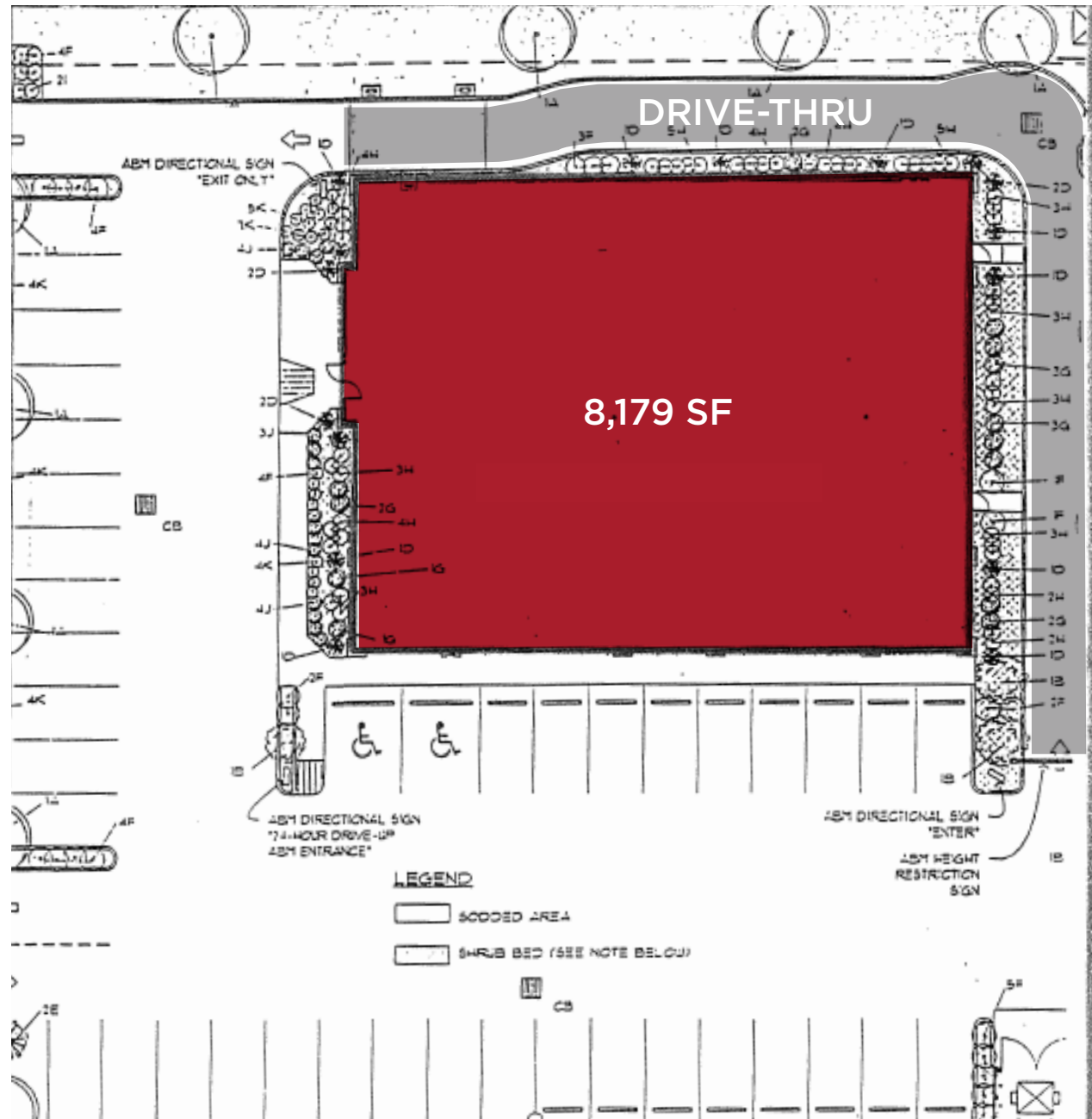
## BUILDING SIZE

8,179 SF

- Adjacent to Peter Pond Mall and Real Canadian Superstore
- Population of Fort McMurray: 76,039
- Average household income of Fort McMurray: \$166,725
- Additional Rent: \$10.00/SF (2024)

## SITE PLAN

HAINEAULT STREET



# DEMOGRAPHICS

POPULATION	POPULATION		
	1km	3km	5km
	7,876	15,456	31,755

HOUSEHOLDS	HOUSEHOLDS		
	1km	3km	5km
	3,154	6,064	11,790

AVERAGE INCOME	AVERAGE INCOME		
	1km	3km	5km
	\$157,447	\$188,036	\$221,092

VEHICLES PER DAY	VEHICLES PER DAY	
	35,340 on Franklin Avenue	27,390 on Memorial Drive ( Hwy63)

# INTERIOR PHOTOS





# INTERIOR PHOTOS







FORT McMURRAY  
PUBLIC SCHOOL  
DISTRICT

Tim  
Hortons.

peter pond  
mail

McDonald's

MEMORIAL DRIVE

HARDIN STREET

HAINEAULT STREET

FRANKLIN AVENUE

REAL CANADIAN  
**Superstore+**  
big on fresh, low on price.

**A&W**

**Scotiabank**

江戸 **Edo** Japan

**FRESH CO**  
Lowering food prices

**DOLLAR TREE**







**CUSHMAN &  
WAKEFIELD**  
Edmonton

**Brett Killips**  
Partner  
780 702 2948  
[brett.killips@cwedm.com](mailto:brett.killips@cwedm.com)

**Jennifer Baker**  
Team Coordinator  
780 720 7629  
[jennifer.baker@cwedm.com](mailto:jennifer.baker@cwedm.com)