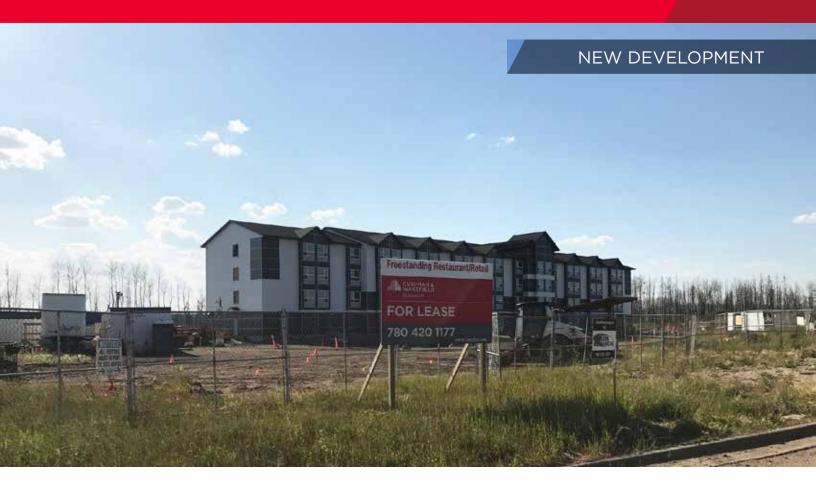


**FOR LEASE** 

# CRU & Restaurant Opportunities 317 Sakitawaw Trail, Fort McMurray, Alberta



# **Restaurant And Retail Opportunities**

### **Property Highlights**

- Up to 7,200 sq. ft. of restaurant space and other retail opportunities available
- Excellent location with average traffic count of 23,710 vehicles per day (2015) on Highway 63
- "Microtel Inn & Suites by Wyndham" with 139 rooms is now open
- A Marriott Branded Hotel with 95 rooms is currently under construction in the adjacent lot, which is expected to be be completed by Fall 2018
- 234 guest rooms directly adjacent to the retail opportunity with an average occupancy at 60% throughout the year

#### Karina Lopez

Senior Associate 780 429 9393 karina.lopez@cwedm.com

#### **Brett Killips**

Partner 780 702 2948 brett.killips@cwedm.com

### **Locator Map**



Gary Killips, B.Comm.
Partner

780 917 8332 gary.killips@cwedm.com Suite 2700, TD Tower 10088 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

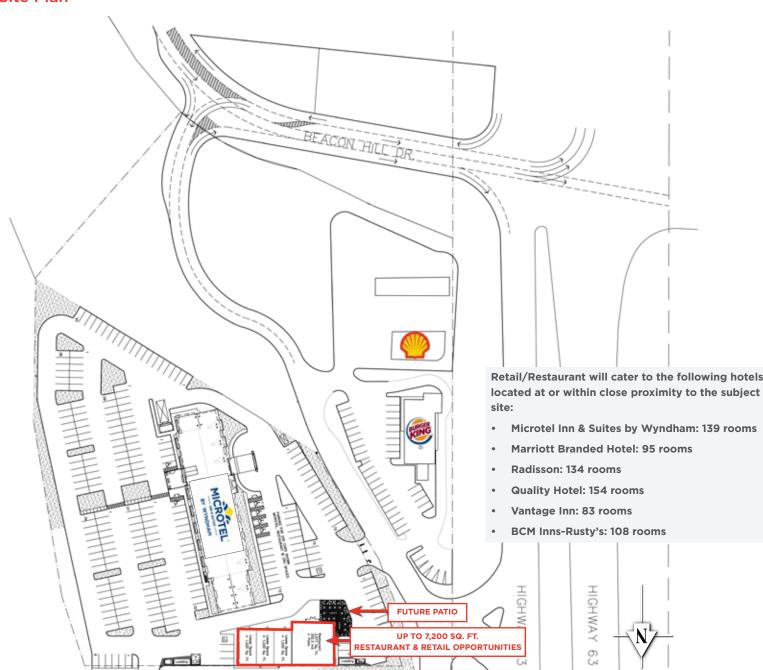
Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. Cushman & Wakefield Copyright. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject 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 (or properties) in question. September 14, 2018



#### **FOR LEASE**

# CRU & Restaurant Opportunities 317 Sakitawaw Trail, Fort McMurray, Alberta

### Site Plan



Karina Lopez

Senior Associate 780 429 9393 karina.lopez@cwedm.com **Brett Killips** 

Partner 780 702 2948 brett.killips@cwedm.com **Gary Killips, B.Comm.** Partner 780 917 8332 gary.killips@cwedm.com Suite 2700, TD Tower 10088 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com



#### **FOR LEASE**

# CRU & Restaurant Opportunities 317 Sakitawaw Trail, Fort McMurray, Alberta

### **Aerial Photo**





#### **Karina Lopez**

Senior Associate 780 429 9393 karina.lopez@cwedm.com

#### **Brett Killips**

Partner 780 702 2948 brett.killips@cwedm.com

# Gary Killips, B.Comm. Partner

Partner 780 917 8332 gary.killips@cwedm.com Suite 2700, TD Tower 10088 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. Cushman & Wakefield Copyright. 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 (or properties) in question. September 14, 2018



# CRU & Restaurant Opportunities 317 Sakitawaw Trail, Fort McMurray, Alberta

## **Demographics**



**Karina Lopez** Senior Associate

780 429 9393 karina.lopez@cwedm.com **Brett Killips**Partner

780 702 2948 brett.killips@cwedm.com Gary Killips, B.Comm. Partner 780 917 8332 gary.killips@cwedm.com Suite 2700, TD Tower 10088 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. Cushman & Wakefield Copyright. 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 (or properties) in question. September 14, 2018