

\$23 - 450, 208 Beacon Hill Drive, Fort McMurray

MLS® #A2265411

\$23

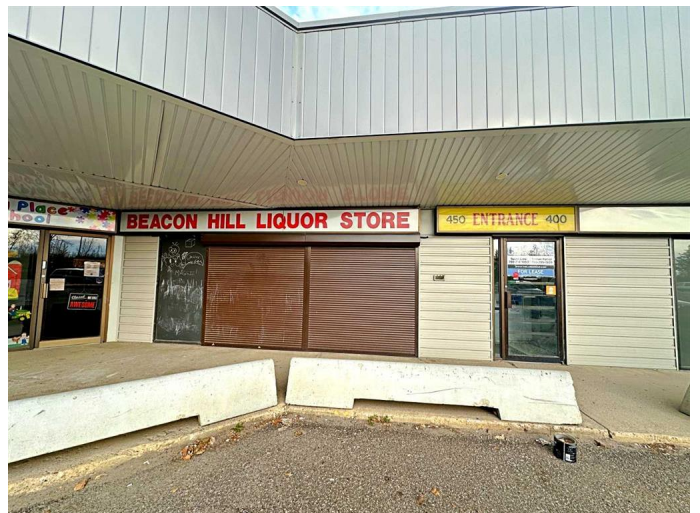
0 Bedroom, 0.00 Bathroom,
Commercial on 0.45 Acres

Beacon Hill, Fort McMurray, Alberta

Make a home for your business in this versatile 2,075 sq. ft. space featuring a large open retail area, private office or storage room, and a washroom. This ground-floor unit offers front and rear access with ample shared paved parking, ideal for customer convenience and operational flow.

The flexible layout makes it well-suited for a wide variety of uses including retail, service businesses, health and wellness, liquor store, boutique fitness, professional office, beauty or studio. Flexible lease terms are available, and operating costs are affordably set at \$8.30 per square foot. Power, gas, and water are metered separately.

Located in the well-established Beacon Hill Shopping Centre, this C1-zoned property enjoys excellent exposure along the main corridor into Fort McMurray and Beacon Hill Drive. The centre is anchored by the Beacon Hill Food Store and complemented by Rogers, pizza outlet, daycare, dog grooming and other neighbourhood conveniences—all within walking distance of nearby homes. This prime community location offers easy access to Highway 63, Beaconhill Drive, and the Gregoire and MacKenzie Industrial Parks. Close to Shell, Burger King, and



several hotels, the area benefits from steady local and commuter traffic. Public transportation is also nearby, offering easy accessibility for staff and clients alike.

This property offers excellent visibility, ample parking,Â affordable operating costs, flexible lease terms, and strong surrounding amenitiesâ€”an ideal opportunity for a business seeking a practical and cost-effective space in a mature and vibrant Fort McMurray neighbourhood.

Built in 1990

Essential Information

MLS® #	A2265411
Price	\$23
Bathrooms	0.00
Acres	0.45
Year Built	1990
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	450, 208 Beacon Hill Drive
Subdivision	Beacon Hill
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2R1

Interior

Heating	Natural Gas
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Additional Information

Date Listed	October 20th, 2025
Days on Market	9
Zoning	C1

Listing Details

Listing Office COLDWELL BANKER UNITED

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