

885 Memorial Drive
Fort McMurray, AB



FORT MCMURRAY SHOWCASE INDUSTRIAL PORTFOLIO



805 Memorial Drive
Fort McMurray, AB

Investment Opportunity

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THE OFFERING

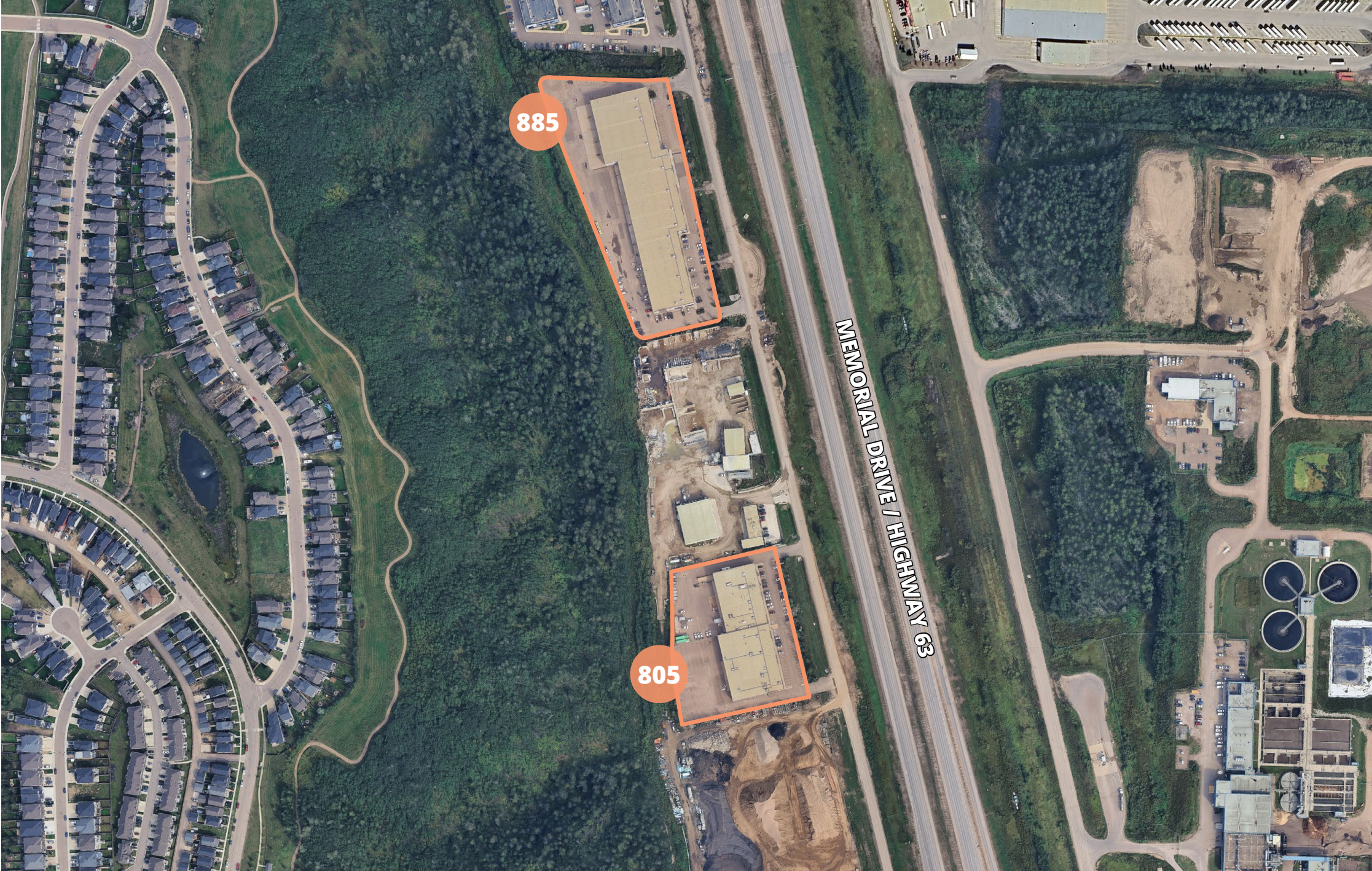
Avison Young Commercial Real Estate Services, LP is pleased to present the Fort McMurray Industrial Portfolio. The Portfolio consists of two multi-tenant industrial buildings located at 805 and 885 Memorial Drive in Fort McMurray, Alberta.

The properties are two modern showcase industrial buildings that have exposure onto Highway #63, the main north south arterial in Fort McMurray. The properties have grade level loading and outside storage area behind the buildings.

The properties can be acquired individually or as a portfolio.

	805 MEMORIAL DRIVE	885 MEMORIAL DRIVE	TOTAL
Building Area	59,274 sf	106,389 sf	165,663 sf
Occupancy	65.8%	30.5%	43.1%
WALT* (years)	6.6	3.3	5.0
Base Rent (Average psf)	\$29.23	\$30.07	\$29.61
Site Size	4.50 acres	6.84 acres	11.34 acres
Year Built	2006	2008	N/A

*WALT refers to Weighted Average Lease Term



PORTFOLIO OVERVIEW

805 MEMORIAL DRIVE
\$15,900,000

885 MEMORIAL DRIVE
\$23,500,000

The properties can be acquired individually or as a portfolio.

	805 MEMORIAL DRIVE	885 MEMORIAL DRIVE	TOTAL
Key Tenants	Wood Buffalo Environmental Association and Dance Academy	Sinclair Supply, Edmonton Kenworth Ltd. and Arlyn Enterprises Ltd.	
Building Area	59,274 sf	106,389 sf	165,663 sf
Occupied Area	38,977 sf	32,467 sf	71,444 sf
Vacant Area	20,297 sf	73,922 sf	94,219 sf
List Price	\$15,900,000	\$23,500,000	\$39,400,000
Price psf	\$268	\$221	\$238

PROPERTY SUMMARIES - 805 MEMORIAL DRIVE

The 4.50 acre site has two access/egress points onto the west side of Memorial Drive. Memorial Drive runs north-south and is parallel to Highway #63, the main north-south highway in Fort McMurray.

The property has a 59,274 sf showcase industrial building. The building has 59,274 sf on the main floor and 6,367 sf of mezzanine office space. The 16 bays are presently demised for into three suites.

The building consists of a steel structure, prefinished, preformed metal cladding, architectural concrete block masonry, concrete panels and paring cement on the lower portions. The roof system consists of a sloped, standing seam metal roof system which is mechanically fastened to steel purlins. The northernmost bay is improved with two five ton cranes.

There is also paved loading area at the rear of the building. The loading area is separated from the adjacent park area by a reinforced concrete retaining wall. One of the tenants has a fenced and secured storage compound behind their premises. There is room for additional fenced storage compounds at the rear of the building.

There is a paved parking area for customer and employee use at the front of the building that can accommodate 81 vehicles. The front of the site is attractively landscaped with grass as well as deciduous and coniferous trees.

MUNICIPAL ADDRESS
805 Memorial Drive, Fort McMurray, Alberta

LEGAL DESCRIPTION
Plan 074 0469; Block 1; Lot 5

SITE SIZE
4.50 acres

BUILDING AREA
59,274 sf + 6,367 sf mezzanine office = 65,641 sf total

SITE COVERAGE RATIO
30%

OCCUPANCY
65.8%

NUMBER OF TENANTS
Two

YEAR BUILT
2006

ZONING
BI Business Industrial District

CEILING HEIGHT
26 feet

BAY DOORS
One 8' x 10' dock level door, ten grade level doors of 14' x 16'

POWER
1,200 Amp, 347/600 Volt, 3 Phase 4 Wire

PROPERTY TAX ASSESSMENT (2025)
\$16,445,930 (\$140,798.52 levy)



PROPERTY SUMMARIES - 885 MEMORIAL DRIVE

The 6.84 acre site has two access/egress points onto the west side of Memorial Drive. Memorial Drive runs north-south and is parallel to Highway #63, the main north-south highway in Fort McMurray.

The property has a 106,389 sf showcase industrial building. 21 bays demised into nine suites. The building consists of a steel structure, prefinished, preformed metal cladding, architectural concrete block masonry, concrete panels and paring cement on the lower portions. The roof system consists of a sloped, standing seam metal roof system which is mechanically fastened to steel purlins.

At the rear of the building is a paved loading area with a concrete loading apron. There is room for fenced storage compounds at the rear of the building.

There is a paved parking area for customer and employee use at the front of the building that can accommodate approximately 130 vehicles. The front of the site is attractively landscaped with grass as well as deciduous and coniferous trees.

MUNICIPAL ADDRESS
885 Memorial Drive, Fort McMurray, Alberta

LEGAL DESCRIPTION
Plan 042 1423; Block 1; Lot 4

SITE SIZE
6.84 acres

BUILDING AREA
106,389 sf

SITE COVERAGE RATIO
35.7%

OCCUPANCY
30.5%

NUMBER OF TENANTS
Five

YEAR BUILT
2008

ZONING
BI Business Industrial District

CEILING HEIGHT
22 feet

BAY DOORS
Twenty one grade level doors of 12' x 14'

POWER
1,900 Amp, 600/347 Volt, 3 Phase 4 Wire

PROPERTY TAX ASSESSMENT (2025)
\$16,201,330 (\$138,704.44 levy)



Get in touch

Corey Gay

Principal

+1 780 995 7554

corey.gay@avisonyoung.com

Visit us online
avisonyoung.com

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