

Mixed-Use Building

Stoneycreek Village

Fort McMurray, Alberta

Proudly Owned and Professionally Managed by

MELCOR

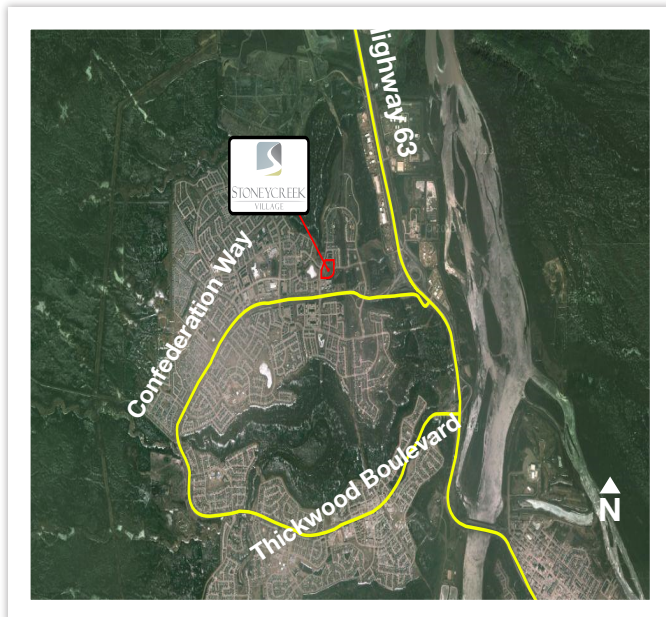
Aerial Map



Property Features

| | |
|-----------------------|--|
| Intersection | NW of Prospect Drive & Riverstone Ridge |
| Total Leasable Area | 205,000 SF |
| Traffic Count | <ul style="list-style-type: none"> Confederation Way & Prospect Dr 19,260 (2010) Confederation Way & Prospect Dr 27,380 (2014) |
| Trade Area Population | <ul style="list-style-type: none"> Primary: 41,370 Secondary: 66,162 10 Minute Drive Time: 37,762 |
| Household Income | <ul style="list-style-type: none"> Primary: \$207,752 Secondary: \$192,396 10 Minute Drive Time: \$203,186 |
| 2019 Operating Costs | <ul style="list-style-type: none"> \$16.56 - \$16.88 (Retail) \$16.69 - \$17.05 (Office) |
| Current Opportunities | <ul style="list-style-type: none"> Office space ranging in size from 1,000 to 11,000 SF First floor retail space |

Locator Map

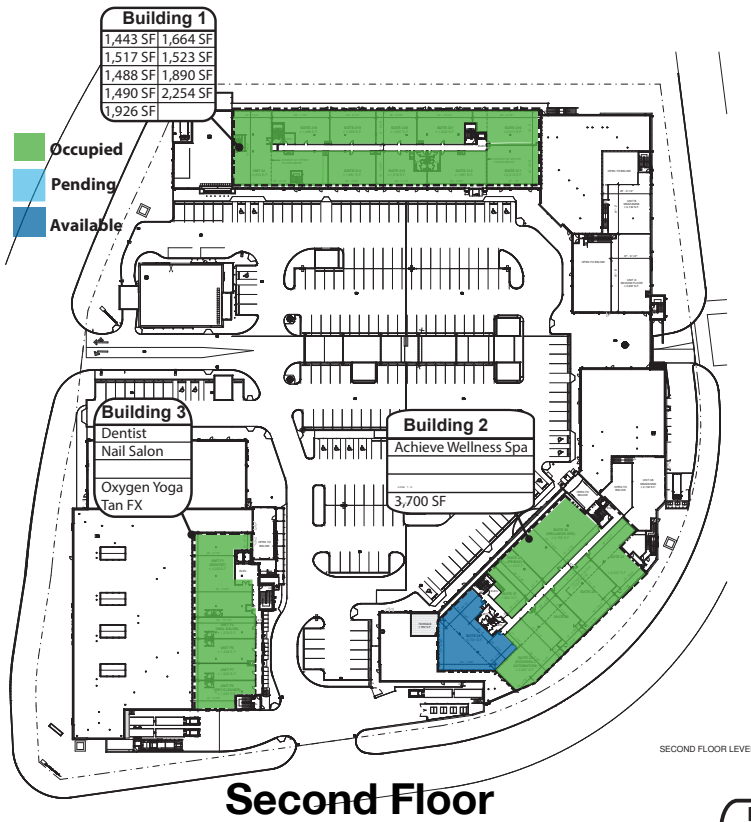


Select Tenants



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Stoneycreek Village



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- Building 1**
-  **Mark's**
 -  **Bône & Biscuit**
 -  **BbX**
 - Sharetea**
 -  **Chinese Flavor**
 - 
 -  **EYE IMAGE**
 -  **NB SMOKE SHOP**

- Building 3**
-  **COBIA**
 - Tommy Gun's original barbershop**
 -  **DESI MEAL TIME**
 -  **air phone FIX**

-  **Occupied**
-  **Pending**
-  **Available**



First Floor

Stoneycreek Village

Signature Customer Care

Our goal is to be the Landlord of Choice in our markets by providing outstanding customer care and dependable, high quality service to our clients.

Responsive management

Our hands-on, on-site building management delivers exceptional customer care and identifies issues early on for prompt resolution.

Continuous improvement

We continually improve our assets with value-add investments that enhance quality and the tenant experience while also contributing to sustainability and environmental best practices including practices such as xeriscaping and LED lighting in common areas. We use our intimate knowledge of the buildings we operate to support our capital investment decisions, optimize operating efficiency and continuously improve our buildings for improved client satisfaction.

Relationship focused

We have many long-term clients - some who have been with us for over 20 years. We take pride in building strong relationships with our tenants and continually meeting their needs as their businesses evolve.



For additional information, please contact:

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Disclaimer: This brochure is an artist concept and information guide only. It is subject to change.

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