

# \$40 - 33, 101 Signal Road, Fort McMurray

MLS® #A2210673

**\$40**

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.81 Acres

Thickwood, Fort McMurray, Alberta

2,000 SF Flexible Retail Space at Thickwood Heights Plaza. Located in the heart of Fort McMurray's thriving and well-established Thickwood Heights subdivision, this 2000 square foot flexible retail space offers a prime opportunity within one of the city's most prominent retail centres. The unit is currently built out with a staff kitchenette, washrooms, and a storage room with ample open bay for your development ideas. Thickwood Heights Plaza benefits from exceptional exposure at the high-traffic corner of Thickwood Boulevard (Confederation Way) and Signal Road, offering excellent visibility and convenient access. This neighbourhood is known for its balance of green space and amenities and is located near several recreational facilities including the Centerfire Place, junior hockey arena, football and rugby fields, tennis courts, outdoor ice rinks, schools, and a wide variety of retail and dining options. The plaza is anchored by strong national and regional tenants including Save-On-Foods, Shoppers Drug Mart, Sobeys Liquor, Pet Valu, Petro-Canada, Dairy Queen, Subway, and Edo Japan. Additional nearby retailers at the intersection include McDonald's, Tim Hortons, Shell, A&W, and Sobeys, as well as medical and dental clinics and Pizza Hut. In total, the Thickwood Heights retail centre encompasses approximately 270,000 square feet of commercial space, making it the primary shopping destination in the area. The site



includes 4.22 acres plus a 0.45-acre Petro-Canada land lease, totalling 4.67 acres with a density of 26%. Parking is abundant with 240 shared scramble stalls, providing a ratio of 4.96 stalls per 1,000 square feet. The property is zoned C3 “ Shopping Centre Commercial District and is legally described under Plan 0321618: Block 32, Lot 10; Plan 8123247: Block 32, Lot 7; and Plan 8123247: Block 32, Lot 8 (Land Lease). This space is ideal for a wide range of professional retail uses. With its high visibility, strategic location, strong tenant mix, and adaptable layout, this opportunity is perfect for businesses looking to expand or establish a presence in one of Fort McMurray’s most dynamic commercial hubs.

Built in 1986

**Essential Information**

MLS® #	A2210673
Price	\$40
Bathrooms	0.00
Acres	3.81
Year Built	1986
Type	Commercial
Sub-Type	Retail
Status	Active

**Community Information**

Address	33, 101 Signal Road
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4N6

**Additional Information**

Date Listed	April 10th, 2025
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Days on Market 126

Zoning C3

## **Listing Details**

Listing Office COLDWELL BANKER UNITED

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