



## Northern Lights Shopping Centre II

### Small Retail Bays Remaining!

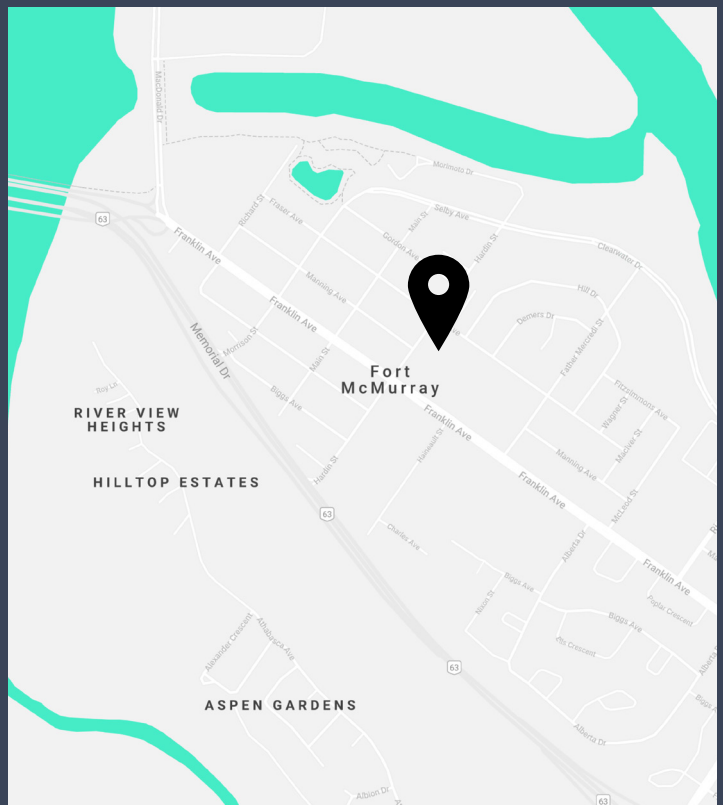
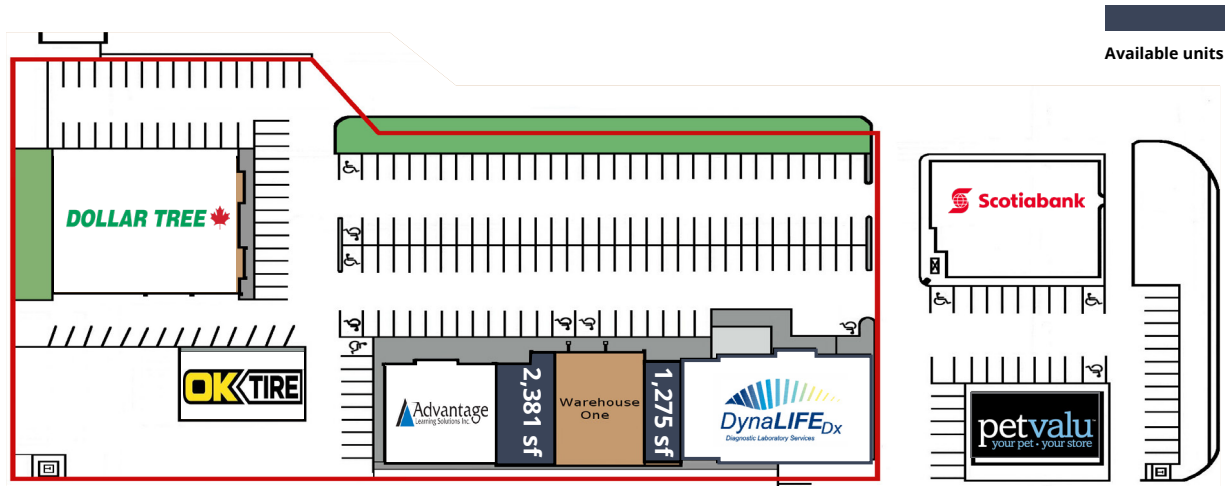
- Northern Lights Shopping Centre II is a retail development consisting of three buildings and comprised of 30,449 sf of leasable area
- Located in the Lower Townsite of Fort McMurray
- The centre is shadow-anchored by Fresh Co and is occupied by regional and national tenants
- 1,275 sf & 2,381 sf retail space available immediately

### Get more information

**Ben Volorney**  
Principal  
+1 780 909 5810  
[ben.volorney@avisonyoung.com](mailto:ben.volorney@avisonyoung.com)


# For Retail Lease


9521 Franklin Avenue, Fort McMurray, AB




## Offering Summary

GLA	30,449 sf
Site Area:	2.82 acres
Zoning:	Central Business District (CS)
Parking Ratio:	5.01 stalls per 1,000 sf
Additional Rent:	CAM: \$10.57 Taxes: \$2.07 (2026) \$12.64

 **35.6**  
Median age for Wood Buffalo residents  
*\*Sitewise 2025*

 **77,585**  
Wood Buffalo Population  
*\*Government of Alberta 2025*

 **\$228,866**  
Average Household Income  
*\*Sitewise 2025, Wood Buffalo*

**Ben Volorney**  
Principal  
+1 780 909 5810  
ben.volorney@avisonyoung.com

