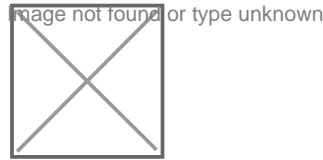


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

ACCOUNTING, BARBER/BEAUTY, COMMERCIAL, FITNESS, HEALTH SERVICES, MEDICAL, OFFICE SUPPLY, OTHER, PROFESSIONAL SERVICE, PROFESSIONAL/OFFICE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Fort McMurray, Alberta

Listing ID:
27163


MLS ID:
A2184601

\$15



 **SUSAN LORE**
 (780) 714-1060

 COLDWELL BANKER UNITED
 780-714-5050

 208, 9401 Franklin Avenue , Fort McMurray , Alberta T9H 3Z7

Transaction Type For Lease	Days On Market 459	Lease Amount 15.00
Lease Frequency Annually	Zoning FRA1	Subdivision Downtown
Building Type Major Shopping,Office Building,See Remarks,Shopping Centre	Year Built 1977	Structure Type Office
Property Type Commercial	Property Sub Type Office	Legal Plan 9723566
Building Area (Sq. Ft.) 2700.00	Building Area (Sq. M.) 250.84	Lot Size (Sq. Ft.) 45536
Lot Size (Acres) 1.05	Footprint (Sq. Ft.) 2700	Access to Property Direct Access,Major Shopping Center,Major Shopping Nearby,On Major Traffic Route,Paved Road,Public,Public Transportation Nearby,See Remarks,Strip Shopping Mall,Visual Exposure
Inclusions N/A	Restrictions None Known	Reports Floor Plans

2700 SF Turnkey & Developed, Professional Office Ready for Immediate Occupancy! Units 206 and 208 can be combined for a total of 5509 SF. Unlock your business's full potential with these inspiring and productive spaces designed for success. Located in Fort McMurray's most central business district, this two-storey professional building offers exceptional visibility fronting Franklin Avenue—a prime location for any business. Key Features: Elevator access, 2 sets of common washrooms, lease terms to suit your needs. Spaces available from 2,117 to 10,508 square feet. Exposure to over 26,880 vehicles a day. Affordable Op costs \$10.97 PSF (includes utilities). Current total available leasable area of 18,134 square feet. Zoned FRA1, ideal for a variety of uses including office, medical, professional services, or spa. Ample surface parking stalls are available. Your Future Business Hub: whether you're a startup or an established brand, this space provides everything you need to thrive. With high foot traffic and a location that caters to both professionals and residents, your business will be perfectly positioned for growth. Don't miss the opportunity to establish a strong presence in Fort McMurray. Contact us today to book a tour and explore the possibilities!

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