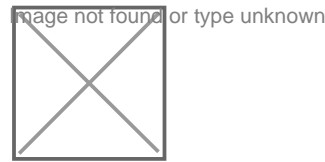


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 178	<b>Lease Amount</b> 15.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> FRA1	<b>Subdivision</b> Downtown
<b>Building Type</b> Major Shopping,Office Building,See Remarks,Shopping Centre	<b>Year Built</b> 1977	<b>Structure Type</b> Office
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 9723566
<b>Building Area (Sq. Ft.)</b> 2700.00	<b>Building Area (Sq. M.)</b> 250.84	<b>Lot Size (Sq. Ft.)</b> 45536
<b>Lot Size (Acres)</b> 1.05	<b>Footprint (Sq. Ft.)</b> 2700	<b>Access to Property</b> 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
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> 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. 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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