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8109 FRASER AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationFort McMurray, Alberta

Listing ID:

MLS ID: A2104949

\$17

Fort McMurray, Alberta

27800

SUSAN LORE (780) 714-1060

■ COLDWELL BANKER UNITED

2 780-714-5050

M

8109 Fraser Avenue, Fort McMurray, Alberta T9H 1W5



Transaction Type

For Lease

Title

Days On Market

658

Lease Amount

17.00

Lease Frequency

Annually

Fee Simple

Zoning PRA2

Subdivision

Downtown

Year Built 1979

Structure Type

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan 8321614

Warehouse

Building Area (Sq. Ft.)

1560.00

Building Area (Sq. M.)

Footprint (Sq. Ft.)

144.93

1560

Access to Property

Back Alley Access, Direct Access, Major Shopping Nearby, Public Transportation

Nearby, See Remarks

Inclusions

N/A

Restrictions None Known

Reports

Floor Plans

Flexible and Affordable Warehouse Space for Lease. This 1560 sqft. space offers a main floor with an office, washroom, flexible open area and warehouse with an overhead door. Can be leased on its own or in combination with an additional 850 SF of upper floor office with washroom. The opportunity offers a wide variety of uses including light industrial. Side lane access to the warehouse and ample parking in front of the premises. Centrally located in Downtown Fort McMurray, an ideal location for small businesses looking to optimize their operations. Situated in a prime area, it offers easy access to major transportation routes and easy access to Highway 63 and all downtown services. Affordable Estimated Op costs - \$5.35 PSF includes property tax, landlord insurance, HVAC, professional management, capital expense, structure maintenance, lawn care and snow removal. Utilities are metered separately.

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