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## 8109 FRASER AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Fort McMurray, Alberta



**Listing ID:**  
27800


**MLS ID:**  
A2104949

**\$17**



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

 COLDWELL BANKER UNITED  
 780-714-5050

 8109 Fraser Avenue , Fort McMurray , Alberta T9H 1W5

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 534
<b>Lease Amount</b> 17.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> PRA2
<b>Subdivision</b> Downtown	<b>Year Built</b> 1979	<b>Structure Type</b> Warehouse
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 8321614
<b>Building Area (Sq. Ft.)</b> 1560.00	<b>Building Area (Sq. M.)</b> 144.93	<b>Footprint (Sq. Ft.)</b> 1560
<b>Access to Property</b> Back Alley Access,Direct Access,Major Shopping Nearby,Public Transportation Nearby,See Remarks	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> 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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