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AUTO PARTS, COMMERCIAL , MIXED, PROFESSIONAL/OFFICE, RETAIL , WAREHOUSE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Fort McMurray, Alberta

Listing ID:
27884

MLS ID:
A2111564

\$22



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

 **COLDWELL BANKER UNITED**
 780-714-5050


8127 Fraser Avenue , Fort McMurray , Alberta T9H 1W5

Transaction Type For Lease	Days On Market 742	Lease Amount 22.00
Lease Frequency Annually	Zoning PRA2	Subdivision Downtown
Building Type Commercial Mix,Warehouse	Year Built 1975	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Warehouse	Legal Plan 6344AY
Building Area (Sq. Ft.) 2882.00	Building Area (Sq. M.) 267.74	Footprint (Sq. Ft.) 2882
Access to Property Back Alley Access,Front and Rear Drive access,Direct Access,Major Shopping Nearby,Public,Public Transportation Nearby,See Remarks	Inclusions N/A	Restrictions None Known
Reports Floor Plans		

2882 SF WAREHOUSE WITH SHOWROOM/OFFICE. Professionally Improved Front Reception/Showroom with washrooms and direct access to the large warehouse with overhead door, grade loading & floor drains. The additional 748 SF fully developed Upper Mezzanine is RENT FREE and features a large boardroom/office, and washrooms. This Flexible floor plan will accommodate a variety of users. Rear Lane Access to warehouse and excellent exposure and walk-up access from Fraser Ave. 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. Parking at the rear of the bay. Affordable Estimated Op costs include property tax, landlord insurance, HVAC, professional management, capital expense, structure maintenance, lawn care and snow removal. Utilities are metered separately.

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