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## 8538 FRANKLIN AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Fort McMurray, Alberta

**Listing ID:**  
28283

**MLS ID:**  
A2147396

**\$4,900,000**



 **TJ CAMPBELL**  
 (780) 972-3924

 **ROYAL LEPAGE BENCHMARK**  
 780-743-1137

 8538 Franklin Avenue , Fort McMurray , Alberta T9H 2J3

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	588	FRA1
<b>Subdivision</b>	<b>Building Type</b>	<b>Year Built</b>
Downtown	See Remarks	1974
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Hotel/Motel	Commercial	Hotel/Motel
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
2121492	33957.00	3154.68

#### Inclusions

All hotel room bed sets furniture and appliances, lobby furniture and breakfast/beverage machines, all laundry machines, maintenance manager suite appliances.

#### Restrictions

None Known

#### Reports

Financial Statements, Information Package, Title

HOTEL OPPORTUNITY DOWNTOWN FORT MCMURRAY ALBERTA! This concrete constructed Hotel consists of 55 guest rooms. 25 Rooms with 1 Queen beds, 15 Rooms with 2 double beds, 8 King suites with kitchenette, 5 Room King Suites Rooms, 1 two bedroom suite with king beds and kitchenette. Amenities consists of Guest Laundry, Guest BBQ Area, Breakfast Room (small prep kitchen – they serve hot breakfast). Guest rooms at minimum are all equipped with TV, Fridge, Microwave, Keurig machine. Additionally there is a 2 bedroom/2 bathroom managers suite that is connected to a large storage room. The guest rooms have heat and A/C via PTAC units. The public areas and hallways are temperature controlled via Make Up Air Unit (MUA). The Lobby, Breakfast Room, and 1st floor Guest Rooms received a renovation in 2022 which consists of all of the hotels basement mechanicals. The hotel is located on 15Km from the Fort McMurray International airport, and in walking distance to Walmart, Grocery Stores and more. Call now for additional information.

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