

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.

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

Transaction Type

For Sale

Days On Market

588

Zoning

FRA1

Subdivision

Downtown

Building Type

See Remarks

Year Built

1974

Structure Type

Hotel/Motel

Property Type

Commercial

Property Sub Type

Hotel/Motel

Legal Plan

2121492

Building Area (Sq. Ft.)

33957.00

Building Area (Sq. M.)

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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.