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105, 9616 FRANKLIN AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Fort McMurray, Alberta

Listing ID:
28703


MLS ID:
A2167006

\$33



 **SUSAN LORE**
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 105, 9616 Franklin Avenue , Fort McMurray , Alberta T9H 2J9

Transaction Type For Lease	Days On Market 337	Lease Amount 33.00
Lease Frequency Annually	Zoning CBD1	Subdivision Downtown
Building Type See Remarks,Shopping Centre,Strip Mall,Walk-up	Year Built 1997	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 9820489
Building Area (Sq. Ft.) 1940.00	Building Area (Sq. M.) 180.23	Lot Size (Sq. Ft.) 104413
Lot Size (Acres) 2.40	Inclusions N/A	Restrictions Restrictive Use Clause
Reports Floor Plans		

Located Downtown in the heart of Franklin Avenue's commercial district, Tamarack Village is a bustling location home to multiple retail stores, restaurants, a Jiffy Lube, carwash, and McDonald's. Tamarack Village offers the opportunity to complete your errands quickly and efficiently. This is one of Fort McMurray's busiest strip malls. Unit 105 is a developed office space consisting of a reception, lobby, 6 offices, board room, 3 bathrooms, and storage. Current development could satisfy a wide range of business uses such as; spa, medical, office, retail, professional uses, and more. Expansive shared parking in Tamarack, and potential Franklin Avenue pylon signage depending on availability. Utilities are metered separately. Locate your business in Downtown Fort McMurray this hot spot appeals to a wide range of residents including long-time Fort McMurrises, trendy urbanites, young couples, families and students who are renting near Keyano College. Host to vibrant activities, festivals and outdoor markets with a special Fort McMurray flair. The hub of this amazing city offers retail and cultural activity, filled with a diverse mix of shops, malls, movie theatre, restaurants, coffee shops, live performances and sports venues as well as cultural centres that line the main streets & river banks. Downtown is also home to two senior centres, the Golden Years Society and Rotary House Seniors Lodge. Home of the famous MacDonald Island Park, Canada's largest community recreational, and leisure centre with activities and events for all ages. Op Costs \$12.14 PSF. TIA Negotiable (terms dependant).

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