

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.

## 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

**(780)** 714-1060

■ COLDWELL BANKER UNITED

**2** 780-714-5050

M

105, 9616 Franklin Avenue, Fort McMurray, Alberta T9H 2J9

**Transaction Type** 

For Lease

Lease Frequency

Annually

**Building Type** 

See Remarks, Shopping Centre, Strip

Mall, Walk-up

Property Type

Commercial

**Building Area (Sq. Ft.)** 

1940.00

Lot Size (Acres)

2.40

Reports
Floor Plans

**Days On Market** 

393

Zoning CBD1

Year Built 1997

Property Sub Type Retail

Building Area (Sq. M.) 180.23

Inclusions

N/A

**Lease Amount** 

33.00

Subdivision

Downtown

Structure Type

Retail

Legal Plan

9820489

Lot Size (Sq. Ft.)

104413

Restrictions

Restrictive Use Clause

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 McMurrites, 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).

**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<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. 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.