

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.

## 200A, 8706 FRANKLIN AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Fort McMurray, Alberta



**Listing ID:**  
29267


**MLS ID:**  
A2193066

**\$199,000**



 **FATIMA MIAN**  
 (780) 880-9800

 RE/MAX Connect  
 780-743-1369

 200A, 8706 Franklin Avenue , Fort McMurray , Alberta T9H 2J6

**Transaction Type**

For Sale

**Days On Market**

144

**Zoning**

-

**Subdivision**

Downtown

**Year Built**

1975

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Business

**Legal Plan**

0020651

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

1484.00

**Building Area (Sq. M.)**

137.87

**Inclusions**

All existing groceries, all kitchen appliances, butcher shop appliances, New Kitchen with Hood

**Restrictions**

None Known

**Reports**

Call Lister

Thriving 25-Year-Old Grocery Store, Butcher Shop & Takeout Restaurant – Turnkey Business Opportunity! This well-established grocery store, butcher shop, and takeout restaurant has been a staple in the Fort McMurray community for 25 years, earning a strong reputation and a loyal customer base. With a wide selection of fresh produce, high-quality meats, and essential groceries, the store is known as a one-stop shop for food and beverage needs. The full-service butcher shop is staffed by skilled professionals who provide premium cuts and expert advice. The business recently underwent major upgrades, with over \$350,000 invested in new equipment, including a full kitchen setup, walk-in coolers, and cold storage, ensuring smooth and efficient operations. There is also great potential for expansion, with opportunities to add lottery and tobacco sales to increase revenue. Furthermore, the business is approved for one foreign worker, making staffing more flexible for new ownership. With a monthly rent of \$6,000 (excluding utilities) and a renewable 5+5 year lease option, this is a profitable and reliable investment for entrepreneurs, investors, and new immigrants looking for a turnkey business in a prime location. Don't miss this exceptional opportunity—contact us today for more details!

**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.