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## 1, 8026 FRANKLIN AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Fort McMurray, Alberta

**Listing ID:**  
29906


**MLS ID:**  
A2204545

**\$799,900**



 **KATE ARNOLD**  
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 1, 8026 Franklin Avenue , Fort McMurray , Alberta T9H 5K3

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 161
<b>Zoning</b> FRA1	<b>Subdivision</b> Downtown	<b>Year Built</b> 2004
<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 0525107	<b>Building Area (Sq. Ft.)</b> 4475.01	<b>Building Area (Sq. M.)</b> 415.74
<b>Inclusions</b> n/a	<b>Restrictions</b> Condo/Strata Approval	<b>Reports</b> Floor Plans

A rare opportunity to own commercial space in The Warehouse. Updated professionally in 2020, these office spaces total 4475 sqft. This space includes 2 heated indoor parking stalls, and 10 reserved stalls. Located on Fort McMurray's main street, Franklin Avenue + across the road from Keyano College. Both units currently leased until 2028! For more information, call today!

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