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8121 FRASER AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Fort McMurray, Alberta



Listing ID:
30854

MLS ID:
A2227429

\$22



 **SUSAN LORE**
 (780) 714-1060

 COLDWELL BANKER UNITED
 780-714-5050

 8121 Fraser Avenue , Fort McMurray , Alberta T9H 1W5

Transaction Type For Lease	Days On Market 184	Lease Amount 22.00
Lease Frequency Annually	Zoning PRA2	Subdivision Downtown
Building Type Commercial Mix,Warehouse	Year Built 1975	Structure Type Low Rise (2-4 stories)
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 8321613
Building Area (Sq. Ft.) 2850.00	Building Area (Sq. M.) 264.77	Footprint (Sq. Ft.) 2850
Heating Overhead Heater(s),Forced Air,Natural Gas	Access to Property Back Alley Access,Front and Rear Drive access,Direct Access,Major Shopping Nearby,Public,Public Transportation Nearby,See Remarks	Inclusions N/A
Restrictions None Known	Reports Floor Plans	

This ±2,850 square foot warehouse with office space is ideally situated in the heart of Downtown Fort McMurray, offering excellent exposure, accessibility, and flexibility for a variety of users. The main floor features a professionally finished front reception and lobby area, two private offices, a kitchen/staff room, two washrooms, a storage area, and a utility room. The warehouse, measuring approximately 52' x 32', includes a grade-level overhead door with convenient rear lane access, making it suitable for a wide range of business operations. An added bonus is the upper mezzanine, offered rent-free, which includes a large boardroom, an additional office, and a washroom—ideal for meetings or supplementary workspace. This property also boasts walk-up access from Fraser Avenue, with parking available at the rear of the bay. Estimated Operating costs of \$5.54 PSF are affordable and include property taxes, landlord insurance, HVAC, professional management, capital and structural maintenance, lawn care, and snow removal. Utilities are metered separately for greater control over monthly expenses. Located in a prime downtown area, the property offers quick access to Highway 63 and all downtown services, making it a strategic and convenient location for any business.

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