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## 8030 GOLOSKY AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Fort McMurray, Alberta

Listing ID: 30984

MLS ID: A2231511

**\$10** 



△ SUSAN LORE

**(780)** 714-1060

☑ COLDWELL BANKER UNITED

**2** 780-714-5050

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8030 Golosky Avenue, Fort McMurray, Alberta T9H 1V5

**Transaction Type** Title

For Lease Fee Simple

Lease Amount

Lease Frequency Zoning 10.00 PRA2 Annually

Subdivision **Building Type** Year Built Downtown Free-Standing, See Remarks, Warehouse 1975

**Structure Type Property Type Property Sub Type** Industrial Commercial Warehouse

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.) 5987RS 37000.00 3437.38

Heating

Lot Size (Sq. Ft.) Lot Size (Acres) Overhead Heater(s), Forced Air, Natural 37000 0.85 Gas.See Remarks

**Days On Market** 

**Inclusions** 

N/A

144

Lot Features **Commercial Amenities** 

Level, Near Public Transit, Near Compacted Yard, Lunchroom, See Shopping Center, See Remarks Remarks

Restrictions Reports

None Known Floor Plans

For Lease - 8030 Golosky Avenue, Fort McMurray, AB An exceptional opportunity to lease ±37,000 square feet of functional industrial space, ideally situated on a 1.9-acre site in Fort McMurray's Lower Townsite. This two-building industrial facility offers prime exposure and convenient access to Highway 63, Franklin Avenue, Prairie Loop Boulevard, and public transportation, making it a strategic location for service-based businesses, fleet operations, and industrial users. Building A features five new 12' x 14' gradelevel overhead doors, including two drive-through bays, a drive-through wash bay, and an open-span warehouse measuring approximately 100' x 80' with concrete floors and floor drains. The office component includes a reception area, three private offices, a boardroom, washrooms, staff space, and storage on the main floor. The upper floor provides three additional offices, a second boardroom, and more space for storage or administrative use. This facility is equipped with a newer 120/208 volt, 3-phase, 400 amp electrical system, new HVAC with air conditioning in the office areas, overhead heaters and exhaust fans in the warehouses, and a new 100-gallon hot water tank in building A. A new roof is currently being installed. Building B offers eight new 14' x 20' grade-level overhead doors, including four drive-through bays, and a warehouse measuring approximately 100' x 160'. It features an 8-foot wide concrete apron with a compacted gravel floor and newer overhead heating units. The site provides ample parking and a generous marshalling area at the rear, offering excellent functionality for larger vehicle movements. Zoned PRA2, this property is designed to support a wide range of industrial uses. Tenants are responsible for all operating costs (Additional Rent), recoverable expenses, and property taxes. This is a rare opportunity to secure a well-equipped industrial facility in a high-demand corridor with excellent access, visibility, and supporting infrastructure.

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