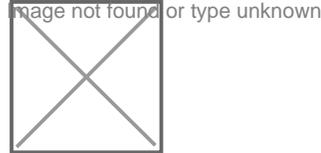


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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**
 780-714-5050

 8030 Golosky Avenue , Fort McMurray , Alberta T9H 1V5

Transaction Type For Lease	Title Fee Simple	Days On Market 351
Lease Amount 10.00	Lease Frequency Annually	Zoning PRA2
Subdivision Downtown	Building Type Free-Standing,See Remarks,Warehouse	Year Built 1975
Structure Type Industrial	Property Type Commercial	Property Sub Type Warehouse
Legal Plan 5987RS	Building Area (Sq. Ft.) 37000.00	Building Area (Sq. M.) 3437.38
Lot Size (Sq. Ft.) 37000	Lot Size (Acres) 0.85	Heating Overhead Heater(s),Forced Air,Natural Gas,See Remarks
Lot Features Level,Near Public Transit,Near Shopping Center,See Remarks	Commercial Amenities Compacted Yard,Lunchroom,See Remarks	Inclusions N/A
Restrictions None Known	Reports Floor Plans	

For SubLease – 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’ grade-level 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 with some newer windows on the front. 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 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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