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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**
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 8030 Golosky Avenue , Fort McMurray , Alberta T9H 1V5

Transaction Type	Title	Days On Market
For Lease	Fee Simple	207
Lease Amount	Lease Frequency	Zoning
10.00	Annually	PRA2
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
Lot Size (Sq. Ft.)	Lot Size (Acres)	Heating
37000	0.85	Overhead Heater(s), Forced Air, Natural Gas, See Remarks
Lot Features	Commercial Amenities	Inclusions
Level, Near Public Transit, Near Shopping Center, See Remarks	Compacted Yard, Lunchroom, See Remarks	N/A
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' 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 mar shalling 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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