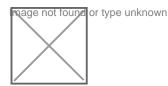


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

8706 FRANKLIN AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationFort McMurray, Alberta

Listing ID: 31658

MLS ID: A2247352

\$7,500,000



△ COLIN HARTIGAN

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■ COLDWELL BANKER UNITED

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rPr

 $8706\ Franklin\ Avenue$, Fort McMurray , Alberta $\ T9H\ 2J6$

Transaction Type Zoning Subdivision For Sale FRA1 Downtown **Building Type** Year Built Structure Type Free-Standing, Shopping Centre, Strip 1975 Low Rise (2-4 stories) Mall, Walk-up **Property Type Property Sub Type** Legal Plan 0020651 Commercial Retail Building Area (Sq. Ft.) Building Area (Sq. M.) Lot Size (Sq. Ft.) 34915.00 3243.68 100623 **Construction Type** Roof Lot Size (Acres) Brick, Concrete, Metal Frame, Mixed, See Flat Torch 2.31 Remarks, Wood Frame Membrane, Membrane, Tar/Gravel **Foundation** Cooling Heating Combination, Poured Concrete, Slab Central Air Forced Air, Natural Gas, See Remarks **Access to Property** Accessible to Major Traffic Route, Front **Commercial Amenities** Lot Features and Rear Drive access, Major Shopping Corner Lot, Near Public Floor Drain(s)/Grease Trap(s), Parking-Nearby, Paved Road, Public Transit, Paved, See Remarks Extra, See Remarks, Storefront Transportation Nearby, See Remarks, Strip Shopping Mall, Two-Way Access Reports Aerial Photos, Contracts, Financial Inclusions Restrictions Statements, Floor Plans, Legal N/A None Known Description, Rent Roll, Tenancy Schedule, Title, Title Insurance

13% Cap Rate- Plaza One Shopping Mall; located in the heart of downtown Fort McMurray in the major business hub which Includes neighboring businesses like Walmart, The Brick, Staples, Canadian Tire, Sobeys and much more. Right next door is the River Pointe Shopping Centre. This Strip mall shopping Centre development is 34,915 leasable sqft sitting on 2.31 Acres which is currently occupied by multiple tenants and is being used for various commercial retail, professional office (Dentist, Accountant, Lab), food service and other related uses. It consists of 2 buildings the first of which is a 33,600 concrete block structure with main level & upper level & basement level spaces which was built in stages starting in 1970, 1974 & 1997 to which you have today more details can be provided on this. The second free-standing building was built in 1998 and then added too in 2006 for a total of 5,100sqft. The building has been well maintained with many improvements. The Parking lot is paved asphalt and has excellent parking + you have large Pylon sign & the parking lot at the rear runs all the way down to the corner of Manning & Riedel. The property has access front, rear and side entry access for easy traffic flow. Property has been well occupied and continues to be well occupied due to its exceptional location amongst the major business hub in downtown Fort McMurray; which drives customers and traffic to this location.

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