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8706 FRANKLIN AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Fort McMurray, Alberta

Listing ID:
31658

MLS ID:
A2247352

\$7,500,000



 **COLIN HARTIGAN**
 (780) 799-5555

 **COLDWELL BANKER UNITED**
 780-714-5050

 8706 Franklin Avenue , Fort McMurray , Alberta T9H 2J6

Transaction Type

For Sale

Zoning

FRA1

Subdivision

Downtown

Building Type

Free-Standing,Shopping Centre,Strip Mall,Walk-up

Year Built

1975

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

0020651

Building Area (Sq. Ft.)

34915.00

Building Area (Sq. M.)

3243.68

Lot Size (Sq. Ft.)

100623

Lot Size (Acres)

2.31

Construction Type

Brick,Concrete,Metal Frame,Mixed,See Remarks,Wood Frame

Roof

Flat Torch Membrane,Membrane,Tar/Gravel

Foundation

Combination,Poured Concrete,Slab

Cooling

Central Air

Heating

Forced Air,Natural Gas,See Remarks

Lot Features

Corner Lot,Near Public Transit,Paved,See Remarks

Commercial Amenities

Floor Drain(s)/Grease Trap(s),Parking-Extra,See Remarks,Storefront

Access to Property

Accessible to Major Traffic Route,Front and Rear Drive access,Major Shopping Nearby,Paved Road,Public Transportation Nearby,See Remarks,Strip Shopping Mall,Two-Way Access

Inclusions

N/A

Restrictions

None Known

Reports

Aerial Photos,Contracts,Financial Statements,Floor Plans,Legal 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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