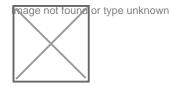


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 8706 FRANKLIN AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Fort McMurray, Alberta

Listing ID: 31658

MLS ID: A2247352

\$7,500,000



△ COLIN HARTIGAN

**(780)** 799-5555

■ COLDWELL BANKER UNITED

**2** 780-714-5050

rPr

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

**Transaction Type** 

For Sale

Subdivision

Downtown

**Structure Type** 

Low Rise (2-4 stories)

Legal Plan

0020651

Lot Size (Sq. Ft.)

100623

Roof

Flat Torch

Membrane, Membrane, Tar/Gravel

Heating

Forced Air, Natural Gas, See Remarks

**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

Reports

Aerial Photos, Contracts, Financial Statements, Floor Plans, Legal Description, Rent Roll, Tenancy Schedule, Title, Title Insurance **Days On Market** 

124

**Building Type** 

 ${\it Free-Standing,Shopping\ Centre,Strip}$ 

Mall,Walk-up

**Property Type** 

Commercial

Building Area (Sq. Ft.)

34915.00

Lot Size (Acres)

2.31

**Foundation** 

Combination, Poured Concrete, Slab

Lot Features

Corner Lot, Near Public Transit, Paved, See Remarks

Inclusions

N/A

Zoning

FRA1

Year Built

1975

**Property Sub Type** 

Retail

Building Area (Sq. M.)

3243.68

**Construction Type** 

Brick, Concrete, Metal Frame, Mixed, See

Remarks, Wood Frame

Cooling

Central Air

**Commercial Amenities** 

Floor Drain(s)/Grease Trap(s),Parking-

Extra, See Remarks, Storefront

Restrictions

None Known

12.5% 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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.