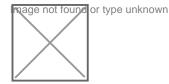


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 9810 MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Fort McMurray, Alberta

Listing ID:

31662

MLS ID:

A2247441

\$2,199,900



**△** KRISTY STONEHOUSE

**2** (780) 880-5571

■ COLDWELL BANKER UNITED

**2** 780-714-5050

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9810 Main Street , Fort McMurray , Alberta T9H 1T8

Transaction Type Title

For Sale Fee Simple 103

Building Type

Zoning Subdivision CBD1 Commercial Mix,Free-Standing,Low Rise (2-4 stories),Mixed Use,Office

Building,Retail,See Remarks,Street

**Days On Market** 

Level Storefront

Year BuiltStructure TypeProperty Type2010RetailCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Mixed Use 616AO 7200.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

668.90 5200 0.12

Construction TypeRoofFoundationSee Remarks, Wood FrameAsphalt/GravelPoured Concrete

Inclusions

Title insurance, GAS STOVE, FRIDGE, DISHWASHER, GARBURATOR,

CoolingHeatingTRASH COMPACTOR,Central AirIn Floor,Forced AirWASHER/DRYER, WINDOW

COVERINGS(blinds), 8 ATTACHED

T.VS, SECURITY SYSTEM &

CAMERAS (36)

RestrictionsReportsNone KnownNone

9810 Main Street- Luxury Commercial Space with Executive Apartment – A Rare Opportunity! This exclusive commercial property offers a sophisticated, high-end space in a prime location in the Downtown core, currently built out for a luxury jewelry store but adaptable for other upscale businesses. Featuring custom cabinetry, premium finishes, and an expansive modern layout, this space is designed for elegance and functionality. Adding to its uniqueness, the property includes a private executive apartment on the upper level, complete with its own entrance, offering a seamless blend of business and luxury living. Whether you're looking to establish a high-end retail store, boutique, showroom, or executive office, this property provides the perfect setting for success. This developed freestanding building features 3 fully developed levels! It offers great store front visibility and directly located Across from the Provincial building, public transportation & other services bringing potential customers your way. This building features an open retail floor plan in the front of the building that provides luxury finishings and has been professionally developed. The main level includes office space & direct access to the fully developed lower level, providing ample storage or potential for additional retail space for any incoming business the lower level also includes in-floor heat & additional office space, a bathroom. You will also have direct access From the main floor to the 2nd level boasting an executive residential suite. The prestigious 2nd floor residential suite is luxury at its finest! It is complete with 9ft ceilings, upgraded appliances, a private deck, an oversized living room with stone mantled/ surround allowing a beautiful focal point to your gas fireplace. You will also find a large primary room with walk-in closet & beautifully finished ensuite area. Your residential area also contains 2 large dens or additional office areas, equipped with security through out your home and commercial development & voice intercom access. This building has roof top units that service the building which includes 6-Ton & 4-Ton AC units. This building provides ample parking with front street parking and a rear paved parking area providing an abundance of stalls. Pride of ownership shines through built in 2010; in excellent condition and turn key; ready for your business venture! Don't miss this rare opportunity to own or lease a prestigious commercial space with an exclusive residential retreat. Contact today to learn more!

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