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10102, 10104, 10106 MANNING AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Fort McMurray, Alberta

Listing ID:
31700

MLS ID:
A2248413

\$1,225,000



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10102, 10104, 10106 Manning Avenue , Fort McMurray , Alberta T9H 2C3

Transaction Type For Sale	Days On Market 198	Zoning CBD1
Subdivision Downtown	Building Type See Remarks	Year Built 1971
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 1268NY	Building Area (Sq. Ft.) 3309.00	Building Area (Sq. M.) 307.41
Lot Size (Sq. Ft.) 23958	Lot Size (Acres) 0.55	Inclusions n/a
Restrictions None Known	Reports Site Plans	

CAR WASH APPROVAL IN PLACE!! PLANS AVAILABLE! RIME RE-DEVELOPMENT OPPORTUNITY!! OR PURCHASE 3 RESIDENTIAL PROPERTIES! DOWNTOWN! CORNER LOCATION! 10102, 10104 and 10106 Manning Avenue purchased as a package will allow for endless possibilities. The zoning CBD1 (Central Business District) and the high density adds to the possibilities. Over 170 feet in frontage and 137 feet in depth. (.55 ACRES) NOTE: For example of a possibility- There is already approval from the RMWB for development as a Car wash, a traffic study has also been completed. This site is next door to a new hotel complex, close to the new Ring Road and within walking distance to all amenities in the Downtown core. Not to mention so close to the Snye and Clearwater Rivers and the infamous MacDonald Island Park Complex.

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