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## 101, 9906A FRANKLIN AVENUE FOR LEASE

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Commercial Real Estate > Commercial Property for Lease



**Location**  
Fort McMurray, Alberta

**Listing ID:**  
32004


**MLS ID:**  
A2254775

**\$26**



 **SUSAN LORE**  
 (780) 714-1060

 COLDWELL BANKER UNITED  
 780-714-5050

 101, 9906A Franklin Avenue , Fort McMurray , Alberta T9H 2K5

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 267	<b>Lease Amount</b> 26.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> CBD1	<b>Subdivision</b> Downtown
<b>Building Type</b> Commercial Mix,Retail,See Remarks,Shopping Centre,Street Level Storefront	<b>Year Built</b> 1980	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 616AO
<b>Building Area (Sq. Ft.)</b> 2300.00	<b>Building Area (Sq. M.)</b> 213.68	<b>Lot Size (Sq. Ft.)</b> 6500
<b>Lot Size (Acres)</b> 0.15	<b>Commercial Amenities</b> See Remarks,Storefront	<b>Access to Property</b> Back Alley Access,Front and Rear Drive access,Direct Access,Major Shopping Nearby,On Major Traffic Route,Paved Road,Public Transportation Nearby,See Remarks,Visual Exposure
<b>Inclusions</b> N/A	<b>Restrictions</b> Utility Right Of Way	<b>Reports</b> Floor Plans

2,300 SF Retail / Professional Office — Prime Franklin Avenue, Downtown Fort McMurray This high-visibility, ground-level space is prominently positioned on Franklin Avenue in the heart of Fort McMurray’s business district. Offering exceptional exposure and accessibility, the premises can be easily demised or reimagined to suit your vision—perfect for health & wellness/medical, personal services, specialty retail, fitness, or professional and community uses. Enjoy a central, walkable location directly across from the RMWB and Provincial Building, with close proximity to numerous retail centres, Peter Pond Mall, hotels, and close to the new Kiyam Community Park, developing Arts Centre and the famous MacDonald Island Park. The area attracts a steady mix of residents, students, and daily traffic, ensuring strong visibility for your business. The space is professionally developed with a welcoming reception, multiple offices, storage, and washrooms, all designed to provide a functional and professional setting. Ample on-site parking adds further convenience for staff and visitors. Operating costs are approximately \$4.00 psf, with utilities metered separately—giving you flexibility to maximize efficiency while tailoring the space to your needs.

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