

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.

## 101, 9906A FRANKLIN AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Fort McMurray, Alberta

**Listing ID:**  
32004


**MLS ID:**  
A2254775

**\$28**



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

 COLDWELL BANKER UNITED  
 780-714-5050

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

**Transaction Type**

For Lease

**Days On Market**

21

**Lease Amount**

28.00

**Lease Frequency**

Annually

**Zoning**

CBD1

**Subdivision**

Downtown

**Building Type**Commercial Mix,Retail,See  
Remarks,Shopping Centre,Street Level  
Storefront**Year Built**

1980

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Retail

**Legal Plan**

616AO

**Building Area (Sq. Ft.)**

2300.00

**Building Area (Sq. M.)**

213.68

**Lot Size (Sq. Ft.)**

6500

**Lot Size (Acres)**

0.15

**Commercial Amenities**

See Remarks,Storefront

**Access to Property**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**Inclusions**

N/A

**Restrictions**

Utility Right Of Way

**Reports**

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.

**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™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.