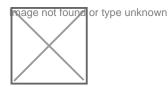


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

2 780-714-5050

rM1

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

Transaction Type Days On Market Lease Amount

For Lease 21 28.00

Lease FrequencyZoningSubdivisionAnnuallyCBD1Downtown

Building Type

Commercial Mix,Retail,See Year Built Structure Type
Remarks,Shopping Centre,Street Level 1980 Mixed Use

Storefront

Property TypeProperty Sub TypeLegal PlanCommercialRetail616AO

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

2300.00 213.68 6500

Access to Property

Back Alley Access, Front and Rear Drive

Lot Size (Acres)Commercial Amenitiesaccess,Direct Access,Major Shopping0.15See Remarks,StorefrontNearby,On Major Traffic Route,PavedRoad,Public Transportation Nearby,See

Remarks, Visual Exposure

InclusionsRestrictionsReportsN/AUtility Right Of WayFloor 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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