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## **10015 MAIN STREET FOR SALE**

Commercial Real Estate > Commercial Property for Sale



Location

Fort McMurray, Alberta

Listing ID:

32161

MLS ID:

A2255953

\$800,000



**△** COLIN HARTIGAN

**(780)** 799-5555

□ COLDWELL BANKER UNITED

**2** 780-714-5050

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10015 MAIN Street , Fort McMurray , Alberta T9H2G4

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

63

Zoning

Subdivision CBD1

Downtown

**Building Type** 

Free-Standing, See Remarks, Street

Level Storefront, Walk-up

Year Built

1950

Structure Type

Mixed Use

**Property Type** 

Commercial

**Property Sub Type** 

Mixed Use

Legal Plan

616A0

Building Area (Sq. Ft.)

3239.00

Building Area (Sq. M.)

300.91

Lot Size (Sq. Ft.)

10400

Lot Size (Acres)

0.24

**Construction Type** 

See Remarks

Roof

Asphalt Shingle

Foundation

**Poured Concrete** 

Cooling Partial

Heating

Boiler, Natural Gas, Radiant

Lot Features Corner Lot

**Access to Property** 

Accessible to Major Traffic Route, Major

Shopping Nearby, On Major Traffic

Route, See Remarks

Inclusions

N/A

Restrictions

None Known

Reports

Floor Plans

You can OWN this historic Property today! Once was the RCMP Barracks and in the 1990's through extensive renos was repurposed to the most recent tenant the Iconic Mitchell's Cafe. Comprising of a Main floor street front walk-up Retail/Cafe/office space and on the 2nd floor you have a self contained 3 Bedroom + den apartment. This property also has a full concrete basement as well. Sitting on a 10,400 sqft corner lot at 10015 MAIN Street downtown Fort McMurray is property is ready for a new owner! The reported age of Construction is 1950; although in 2016 underwent more significant renovations such as Shingles, windows, painting, flooring, LED lighting, fencing and renovated baths, interlocking brick driveway and more. You have a 200 AMP service and 4 wall AC Units with Radiant Boiler heating, large front patio deck for customers. If you would love to learn more call today! Zoned CBD1

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