

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.

## 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**  
 780-714-5050

 10015 MAIN Street , Fort McMurray , Alberta T9H2G4

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 217
<b>Zoning</b> CBD1	<b>Subdivision</b> Downtown	<b>Building Type</b> Free-Standing, See Remarks, Street Level Storefront, Walk-up
<b>Year Built</b> 1950	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 616A0	<b>Building Area (Sq. Ft.)</b> 3239.00
<b>Building Area (Sq. M.)</b> 300.91	<b>Lot Size (Sq. Ft.)</b> 10400	<b>Lot Size (Acres)</b> 0.24
<b>Construction Type</b> See Remarks	<b>Roof</b> Asphalt Shingle	<b>Foundation</b> Poured Concrete
<b>Cooling</b> Partial	<b>Heating</b> Boiler, Natural Gas, Radiant	<b>Lot Features</b> Corner Lot
<b>Access to Property</b> Accessible to Major Traffic Route, Major Shopping Nearby, On Major Traffic Route, See Remarks	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> 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

**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.