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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**
 780-714-5050

 10015 MAIN Street , Fort McMurray , Alberta T9H2G4

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning CBD1	Subdivision 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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