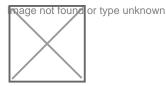


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

8102 MANNING AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationFort McMurray, Alberta

Listing ID: 32631

MLS ID: A2266278

\$1,600,000



△ JENNIFER FAHEY

(780) 788-5421

■ ROYAL LEPAGE BENCHMARK

2 780-743-1137

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8102 Manning Avenue , Fort McMurray , Alberta T9H 1V7

Transaction Type

For Sale

Subdivision

Downtown

Property Type

Commercial

Building Area (Sq. Ft.)

4168.00

Lot Size (Acres)

0.21

Reports
Floor Plans

Days On Market

64

Year Built

1979

Property Sub Type

Business

Building Area (Sq. M.)

387.22

Inclusions

See list under supplements

Zoning

PRA2

Structure Type

Industrial

Legal Plan 6344AY

Lot Size (Sq. Ft.)

9170

Restrictions

None Known

Opportunity Awaits at 8102 Manning Avenue! Discover an incredible investment and business prospect in the heart of Downtown. This well-maintained industrial commercial property features a spacious 4,168 sq ft building with mezzanine situated on a 9,170 sq ft lot, zoned PRA2 — ideal for a wide range of commercial and industrial uses. Inside, you'll find a welcoming front reception area that sets the tone for professionalism, along with four large garage door bays fully equipped with five hoists and all the mechanical systems needed to support ongoing business needs. Offered for sale with a well-established business of 19 years, this is a turnkey opportunity for an owner-operator or investor. A full inventory and chattels list are available upon request. With its prime Downtown location, strong visibility, and proven business history, this property offers exceptional potential to own a thriving operation and long-term value. Check out the photos and floor plans and call today to book your personal viewing.

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