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8104 FRASER AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Fort McMurray, Alberta


Listing ID:
32842


MLS ID:
A2270345

\$18



 **TRISTAN PARKER**
 (780) 799-1509

 **COLDWELL BANKER UNITED**
 780-714-5050

 8104 Fraser Avenue , Fort McMurray , Alberta T9H 0G1

Transaction Type For Lease	Days On Market 61	Lease Amount 18.00
Lease Frequency Annually	Zoning PRA2	Subdivision Downtown
Building Type See Remarks	Year Built 2014	Structure Type Other
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 1922345
Building Area (Sq. Ft.) 5600.00	Building Area (Sq. M.) 520.25	Lot Size (Sq. Ft.) 18837
Lot Size (Acres) 0.43	Inclusions N/A	Restrictions None Known
Reports Floor Plans		

Discover approximately 5,600 sq. ft. of premium lower-level commercial space located inside the well-known Townhall Building on Fraser Avenue — one of Fort McMurray's most recognizable locations. This quality space offers exceptional flexibility for a variety of uses, including fitness studios, professional offices, recreational facilities, retail, or specialty services. The layout allows for both shared and private access points, giving tenants the option to operate independently or in coordination with other successful businesses within the building. The space offers separate men's and women's washrooms and well-maintained common areas that provide a professional and welcoming atmosphere. Join a thriving tenant mix in an established location surrounded by many long standing businesses with strong vehicle traffic and ample parking. Lease rate includes op costs, common area cleaning, Tenants restroom cleaning services, and water. Electrical and Gas utilities are metered separate

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