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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**

| <b>Transaction Type</b>        | <b>Days On Market</b>         | <b>Lease Amount</b>       |
|--------------------------------|-------------------------------|---------------------------|
| For Lease                      | 61                            | 18.00                     |
| <b>Lease Frequency</b>         | <b>Zoning</b>                 | <b>Subdivision</b>        |
| Annually                       | PRA2                          | Downtown                  |
| <b>Building Type</b>           | <b>Year Built</b>             | <b>Structure Type</b>     |
| See Remarks                    | 2014                          | Other                     |
| <b>Property Type</b>           | <b>Property Sub Type</b>      | <b>Legal Plan</b>         |
| Commercial                     | Mixed Use                     | 1922345                   |
| <b>Building Area (Sq. Ft.)</b> | <b>Building Area (Sq. M.)</b> | <b>Lot Size (Sq. Ft.)</b> |
| 5600.00                        | 520.25                        | 18837                     |
| <b>Lot Size (Acres)</b>        | <b>Inclusions</b>             | <b>Restrictions</b>       |
| 0.43                           | N/A                           | 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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