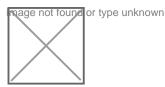


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8104 FRASER AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationFort McMurray, Alberta

Listing ID: 32842

MLS ID: A2270345

\$18



A TRISTAN PARKER

(780) 799-1509

□ COLDWELL BANKER UNITED

2 780-714-5050

rM1

8104 Fraser Avenue , Fort McMurray , Alberta $\,$ T9H 0G1 $\,$

Transaction Type

For Lease

Lease Frequency

Annually

Building Type

See Remarks

Property Type Commercial

Building Area (Sq. Ft.)

5600.00

Lot Size (Acres)

0.43

Reports
Floor Plans

Days On Market

1

Zoning PRA2

Year Built

2014

Property Sub Type

Business

Building Area (Sq. M.)

520.25

Inclusions N/A **Lease Amount**

18.00

Subdivision

Downtown

Structure Type

Other

Legal Plan

1922345

Lot Size (Sq. Ft.)

18837

Restrictions

None Known

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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