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9911 MACDONALD AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Fort McMurray, Alberta

Listing ID:
32845

MLS ID:
A2270358

\$2,000,000



 **SUSAN LORE**
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 **COLDWELL BANKER UNITED**
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 9911 Macdonald Avenue , Fort McMurray , Alberta T9H 1S7

Transaction Type For Sale	Days On Market 1	Zoning CBD1
Subdivision Downtown	Building Type Office Building,Retail,See Remarks,Sports and Recreation,Street Level Storefront	Year Built 1979
Structure Type Office	Property Type Commercial	Property Sub Type Office
Legal Plan 616AO	Building Area (Sq. Ft.) 36607.00	Building Area (Sq. M.) 3400.87
Lot Size (Sq. Ft.) 19500	Lot Size (Acres) 0.45	Lot Features Near Public Transit,Near Shopping Center
Commercial Amenities See Remarks,Storefront	Access to Property Front and Rear Drive access,Direct Access,Major Shopping Nearby,On Major Traffic Route,Paved Road,Public,Public Transportation Nearby,See Remarks,Visual Exposure	Inclusions N/A
Restrictions None Known	Reports Floor Plans	

The Borealis Building presents an outstanding opportunity for both investors and tenants seeking a high-profile presence in the heart of downtown Fort McMurray. This fully developed professional building features three floors of office space plus a basement, providing flexible layouts ideal for medical, professional office, retail, or food and beverage uses. Designed for functionality and comfort, the property offers elevators, barrier-free access, abundant natural light, and an excellent parking ratio of two stalls per 1,000 square feet. For investors, the Borealis Building offers a turnkey commercial asset in a visible, stable downtown location surrounded by government, retail, and institutional anchors. For tenants, it provides move-in-ready space with flexible build-to-suit options and tenant improvement allowances available, terms dependent, ensuring each business can tailor the space to its specific operational needs. Strategically located across from the Regional Municipality of Wood Buffalo (RMWB) and Provincial Building, the property enjoys direct access to Highway 63 and Franklin Avenue, offering exceptional exposure and convenience. The location is within walking distance to Peter Pond Mall, dining, and essential services, and just minutes from MacDonald Island Park, Fort McMurray's premier event and recreation destination. Its proximity to the Northern Lights Regional Health Centre further enhances its appeal for medical and wellness-oriented users. Whether you are looking to expand your business footprint, secure a prime downtown address, or invest in a high-quality commercial property with long-term potential, the Borealis Building represents a rare and compelling opportunity in one of Fort McMurray's most active and accessible commercial corridors.

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