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## 9906 SAUNDERSON AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Fort McMurray, Alberta

**Listing ID:**  
33168

**MLS ID:**  
A2274315

**\$1,600,000**



 **BRYAN SEREDYNSKI (FMREB)**  
 (780) 715-5025

 EXP REALTY

 9906 Saunderson Avenue , Fort McMurray , Alberta T9H 1R9

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	61	CBD1
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
Downtown	1974	Low Rise (2-4 stories)
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Hotel/Motel	616AO
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>
26394.00	2452.06	19500
<b>Lot Size (Acres)</b>	<b>Inclusions</b>	<b>Restrictions</b>
0.45	NA	None Known
<b>Reports</b>		
None		

Prime Commercial Opportunity in the Heart of Fort McMurray. Unlock the chance to own a rare piece of Fort McMurray's commercial landscape, offering unbeatable Highway 63 frontage with convenient access heading both north and south. This high-visibility location provides exceptional traffic exposure, making it ideal for businesses looking to capture local and commuter markets. The property currently features an existing motel structure (Property is being sold as is and seller's offer no warranties on current structure) — perfect for a full refurbishment to maximize revenue or a complete tear-down to redevelop into a modern commercial asset. With CBD1 (Central Business District) zoning, the site supports a wide range of high-value uses including retail, office buildings, mixed-use development, and even high-rise construction. The flexibility of this zoning opens the door to limitless redevelopment options. Adding to the value, the purchase includes a parking lot directly across the street, offering convenience for customers, tenants, or future development needs. This is a rare chance to secure an entire block with the adjacent building also offered for sale — a unique opportunity for visionary developers, investors, or business owners to shape a high-traffic corridor in Fort McMurray's urban core. Highway visibility. Redevelopment potential. Premium zoning. Block-wide ownership possibilities. Opportunities like this don't come around often.

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