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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**  
 (780) 715-5025

 **EXP REALTY**

 9906 Saunderson Avenue , Fort McMurray , Alberta T9H 1R9

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 188	<b>Zoning</b> CBD1
<b>Subdivision</b> Downtown	<b>Year Built</b> 1974	<b>Structure Type</b> Low Rise (2-4 stories)
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Hotel/Motel	<b>Legal Plan</b> 616AO
<b>Building Area (Sq. Ft.)</b> 26394.00	<b>Building Area (Sq. M.)</b> 2452.06	<b>Lot Size (Sq. Ft.)</b> 19500
<b>Lot Size (Acres)</b> 0.45	<b>Inclusions</b> NA	<b>Restrictions</b> 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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