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105, 9904 FRANKLIN AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Fort McMurray, Alberta

Listing ID:
33187


MLS ID:
A2274589

\$28



 **SUSAN LORE**
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 105, 9904 Franklin Avenue , Fort McMurray , Alberta T9H 2K5

Transaction Type For Lease	Title Fee Simple	Days On Market 67
Lease Amount 28.00	Lease Frequency Annually	Zoning CBD1
Subdivision Downtown	Building Type Commercial Mix, Major Shopping, Retail, See Remarks, Shopping Centre, Sports and Recreation, Street Level Storefront, Walk-up	Year Built 1980
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Retail
Legal Plan 616AO	Building Area (Sq. Ft.) 2880.00	Building Area (Sq. M.) 267.56
Lot Size (Sq. Ft.) 6500	Lot Size (Acres) 0.15	Commercial Amenities See Remarks, Storefront
Access to Property Back Alley Access, Front and Rear Drive access, Direct Access, Major Shopping Nearby, On Major Traffic Route, Paved Road, Public, Public Transportation Nearby, See Remarks, Strip Shopping Mall, Visual Exposure	Inclusions N/A	Restrictions Utility Right Of Way
Reports Floor Plans		

Positioned along one of Fort McMurray's busiest corridors, this high-visibility, ground-floor space offers exceptional exposure on Franklin Avenue in the core business district. The open-concept layout with staff room and washroom—currently improved for cannabis retail—can be easily adapted for a wide range of uses, including wellness and medical, personal services, specialty retail, fitness, professional offices, or community-focused operations. Enjoy a highly walkable, central location directly across from the RMWB and Provincial Building, with convenient access to major retail centres, Peter Pond Mall, hotels, the new Kiyam Community Park, the developing Arts Centre, and the world-class MacDonald Island Park. The area draws steady daily traffic from residents, students, professionals, and visitors—offering outstanding visibility for your business. The premises include a professional reception area, multiple offices, storage, and washrooms, creating a versatile space that can support both customer-facing and operational needs. Ample on-site parking enhances convenience for staff and clients. Operating costs are approximately \$4.00 PSF, with utilities metered separately—providing cost efficiency and flexibility as you tailor the space to suit your business.

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