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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

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Zoning</b> CBD1
<b>Subdivision</b> Downtown	<b>Building Type</b> Commercial Mix, Major Shopping, Retail, See Remarks, Shopping Centre, Sports and Recreation, Street Level Storefront, Walk-up	<b>Year Built</b> 1980
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 616AO	<b>Building Area (Sq. Ft.)</b> 2880.00	<b>Building Area (Sq. M.)</b> 267.56
<b>Lot Size (Sq. Ft.)</b> 6500	<b>Lot Size (Acres)</b> 0.15	<b>Commercial Amenities</b> See Remarks, Storefront
<b>Access to Property</b> 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		
<b>Inclusions</b> N/A		<b>Restrictions</b> Utility Right Of Way
<b>Reports</b> 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—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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