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## 158, 9612 FRANKLIN AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Fort McMurray, Alberta

**Listing ID:**  
34287


**MLS ID:**  
A2290830

**\$24**



 **SUSAN LORE**  
 (780) 714-1060

 COLDWELL BANKER UNITED  
 780-714-5050

 158, 9612 Franklin Avenue , Fort McMurray , Alberta T9H 2J9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 44	<b>Lease Amount</b> 24.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> CBD1	<b>Subdivision</b> Downtown
<b>Building Type</b> Shopping Centre	<b>Year Built</b> 1997	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 9820489
<b>Building Area (Sq. Ft.)</b> 2382.00	<b>Building Area (Sq. M.)</b> 221.29	<b>Lot Size (Sq. Ft.)</b> 104413
<b>Lot Size (Acres)</b> 2.40	<b>Access to Property</b> Direct Access, Major Shopping Center, 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> See Remarks	<b>Reports</b> Floor Plans	

Located in the heart of Downtown Fort McMurray along Franklin Avenue, Tamarack Village is one of the city's most active and well-established commercial centres. This high-traffic retail plaza is home to a strong mix of national and local tenants, including restaurants, retail services, a Jiffy Lube, car wash, and McDonald's, making it a convenient destination where customers can complete multiple errands in one stop. With excellent visibility and steady daily traffic, Tamarack Village is widely recognized as one of Fort McMurray's busiest strip malls. Unit 158 offers fully developed, turnkey space ideal for a wide range of retail, office, and professional uses. The current layout includes multiple private offices, a spacious reception and lobby/retail area, a large boardroom or meeting room, two washrooms, and a convenient kitchenette/staff area. The flexible design allows the premises to accommodate businesses such as medical or wellness services, spa, professional office users, retail operators, or service-based businesses. Tenants benefit from expansive shared parking throughout Tamarack Village as well as potential Franklin Avenue pylon signage opportunities, subject to availability. Affordable operating costs are \$12.66 per square foot, with utilities separately metered. Position your business in the centre of Downtown Fort McMurray, a vibrant and growing district that attracts a diverse customer base including long-time residents, young professionals, families, and students attending nearby Keyano College. The downtown core is known for its lively atmosphere, hosting festivals, outdoor markets, and community events throughout the year. The area features a diverse mix of shops, restaurants, coffee houses, entertainment venues, cultural centres, and recreational amenities, including MacDonald Island Park, Canada's largest community recreation and leisure centre.

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