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201, 9902 FRANKLIN AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Fort McMurray, Alberta

Listing ID:
34989


MLS ID:
A2304717

\$18



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

 **COLDWELL BANKER UNITED**
 780-714-5050


201, 9902 Franklin Avenue , Fort McMurray , Alberta T9H 2K5

Transaction Type For Lease	Days On Market 1	Lease Amount 18.00
Lease Frequency Annually	Zoning CBD1	Subdivision Downtown
Building Type Office Building,See Remarks	Year Built 1991	Structure Type Office
Property Type Commercial	Property Sub Type Office	Legal Plan 616AO
Building Area (Sq. Ft.) 1104.06	Building Area (Sq. M.) 102.57	Lot Size (Sq. Ft.) 3900
Lot Size (Acres) 0.09	Commercial Amenities See Remarks	Access to Property Back Alley Access,Direct Access,Major Shopping Nearby,Mixed,On Major Traffic Route,Public,Public Transportation Nearby,See Remarks,Visual Exposure
Inclusions N/A	Restrictions None Known	Reports Floor Plans

Located in the very heart of the downtown core of Fort McMurray, this upper-floor office space offers an exceptional opportunity to position your business at one of the city's most central and active intersections—Franklin Avenue and Hardin Street. Surrounded by key government buildings and everyday amenities, this location places you directly across from City Hall and within walking distance of the Provincial Courthouse, Peter Pond Mall, The Keg, Earls, Rivers Casino, Shell and a wide range of professional services and retail offerings. Suite 201 features 1,104 square feet of bright, open-concept workspace with frontage along Franklin Avenue. The space is move-in ready and easily adaptable, with access to shared washrooms and a staff kitchenette. For users requiring additional space, the unit can be combined with adjoining suites to accommodate up to 3,731 square feet. Ample on-site parking is available, along with convenient street parking along Franklin Avenue, Hardin Street, and Manning Avenue, ensuring accessibility for both staff and clients. Zoned CBD-1 (Central Business District), this space supports a wide range of uses including professional offices, consulting services, education or training centres, administrative operations, and is particularly well suited for non-profit and community-based organizations seeking an accessible and centrally located environment. Operating costs are approximately \$6.00 PSF and include utilities, representing a highly competitive and cost-effective opportunity for businesses seeking a professional presence in the downtown core without compromising on location or accessibility. An ideal opportunity for businesses looking to establish themselves in a truly central, walkable, and amenity-rich environment while maintaining overall occupancy efficiency.

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