

# \$24 - 8125 Fraser Avenue, Fort McMurray

MLS® #A2111554

**\$24**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Fort McMurray, Alberta

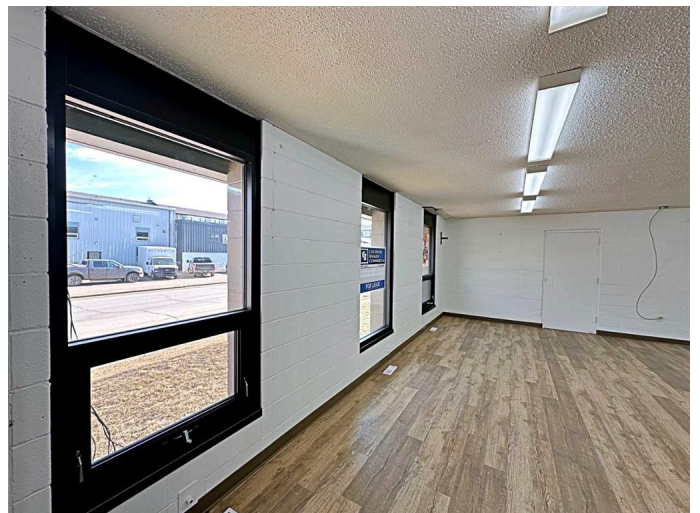
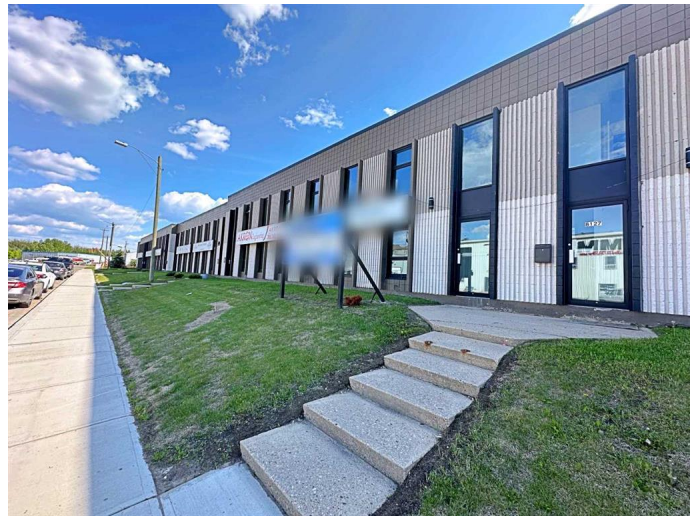
2882 SF WAREHOUSE WITH SHOWROOM/OFFICE. Professionally improved Front reception/showroom with washrooms and direct access to the large warehouse with overhead door, grade loading & floor drains. The additional 748 SF fully developed Upper Mezzanine is RENT FREE and features a large boardroom/office, and washrooms. This Flexible floor plan will accommodate a variety of users. Rear Lane Access to warehouse and excellent exposure and walk-up access from Fraser Ave. Centrally located in Downtown Fort McMurray, an ideal location for small businesses looking to optimize their operations. Bay can be leased as a single bay or combined with bay 8127 for a total of 5748 SF ground floor and 1496 SF RENT FREE Mezzanine. Situated in a prime area, it offers easy access to major transportation routes and easy access to Highway 63 and all downtown services.

Parking at the rear of the bay. Affordable Estimated Op costs - \$5.22 PSF, includes property tax, landlord insurance, HVAC, professional management, capital expense, structure maintenance, lawn care and snow removal. Utilities are metered separately.

Built in 1975

## Essential Information

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Price	\$24
Bathrooms	0.00
Acres	0.00
Year Built	1975
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	8125 Fraser Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1W5

### Additional Information

Date Listed	March 1st, 2024
Days on Market	430
Zoning	PRA2

### Listing Details

Listing Office	COLDWELL BANKER UNITED
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