

# \$4,900,000 - 8538 Franklin Avenue, Fort McMurray

MLS® #A2147396

**\$4,900,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Fort McMurray, Alberta

**HOTEL OPPORTUNITY DOWNTOWN FORT MCMURRAY ALBERTA!** This concrete constructed Hotel consists of 54 guest rooms. 25 Rooms with 1 Queen beds, 15 Rooms with 2 double beds, 8 King suites with kitchenette, 5 Room King Suites Rooms, 1 two bedroom suite with king beds and kitchenette.

Amenities consists of Guest Laundry, Guest BBQ Area, Breakfast Room (small prep kitchen – they serve hot breakfast). Guest rooms at minimum are all equipped with TV, Fridge, Microwave, Keurig machine. The guest rooms have heat and A/C via PTAC units. The public areas and hallways are temperature controlled via Make Up Air Unit (MUA). The Lobby, Breakfast Room, and 1st floor Guest Rooms received a renovation in 2022 which consists of all of the hotels basement mechanicals. The hotel is located on 15Km from the Fort McMurray International airport, and in walking distance to Walmart, Grocery Stores and more. Call now for additional information.

Built in 1974

## Essential Information

MLS® #	A2147396
Price	\$4,900,000
Bathrooms	0.00
Acres	0.00
Year Built	1974



Type	Commercial
Sub-Type	Hotel/Motel
Status	Active

### **Community Information**

Address	8538 Franklin Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2J3

### **Additional Information**

Date Listed	July 5th, 2024
Days on Market	274
Zoning	FRA1

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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