

# \$18 - 206, 9401 Franklin Avenue, Fort McMurray

MLS® #A2184600

**\$18**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.05 Acres

Downtown, Fort McMurray, Alberta

2809 SF Turnkey & Newly Renovated Professional Office, featuring 6 offices, a large board room/office, and a kitchenette area. Two sets of common washrooms and elevator access. Fronting Franklin Avenue, Ready for Immediate Occupancy! Units 206 and 208 can be combined for a total of 5509 SF. Unlock your business's full potential with these inspiring and productive spaces designed for success. Located in Fort McMurray's most central business district, this two-storey professional building offers exceptional visibility fronting Franklin Avenue—a prime location for any business. Key Features: Flexible lease terms to suit your needs. Spaces available from 2,117 to 10,508 square feet. Exposure to over 26,880 vehicles a day. Current total available leasable area of 18,134 square feet. Zoned FRA1, ideal for a variety of uses including office, medical, professional services, or spa. Ample surface parking stalls are available. Your Future Business Hub: whether you're a startup or an established brand, this space provides everything you need to thrive. With high foot traffic and a location that caters to both professionals and residents, your business will be perfectly positioned for growth. Don't miss the opportunity to establish a strong presence in Fort McMurray. Contact us today to book a tour and explore the possibilities!

Built in 1977



## Essential Information

MLS® #	A2184600
Price	\$18
Bathrooms	0.00
Acres	1.05
Year Built	1977
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	206, 9401 Franklin Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3Z7

## Additional Information

Date Listed	January 3rd, 2025
Days on Market	91
Zoning	FRA1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.