\$15 - 208, 9401 Franklin Avenue, Fort McMurray

MLS® #A2184601

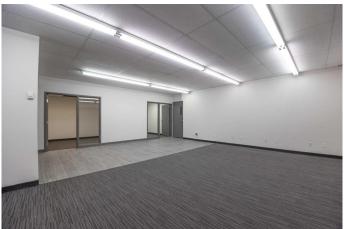
\$15

0 Bedroom, 0.00 Bathroom, Commercial on 1.05 Acres

Downtown, Fort McMurray, Alberta

2700 SF Turnkey & Developed, Professional Office 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 Avenueâ€"a prime location for any business. Key Features: Elevator access, 2 sets of common washrooms, 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® #

A2184601

Price \$15

Bathrooms 0.00

Acres 1.05

Year Built 1977

Type Commercial

Sub-Type Office Status Active

Community Information

Address 208, 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 106

Zoning FRA1

Listing Details

Listing Office COLDWELL BANKER UNITED

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.