

\$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 Avenue—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



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|------------|------------|
| 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

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|----------------|-------------------|
| Date Listed | January 3rd, 2025 |
| Days on Market | 106 |
| Zoning | FRA1 |

Listing Details

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

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