

# \$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

|            |            |
|------------|------------|
| 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 | 154               |
| Zoning         | FRA1              |

### **Listing Details**

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

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