

\$12 - 202, 9908 Franklin Avenue, Fort McMurray

MLS® #A2036322

\$12

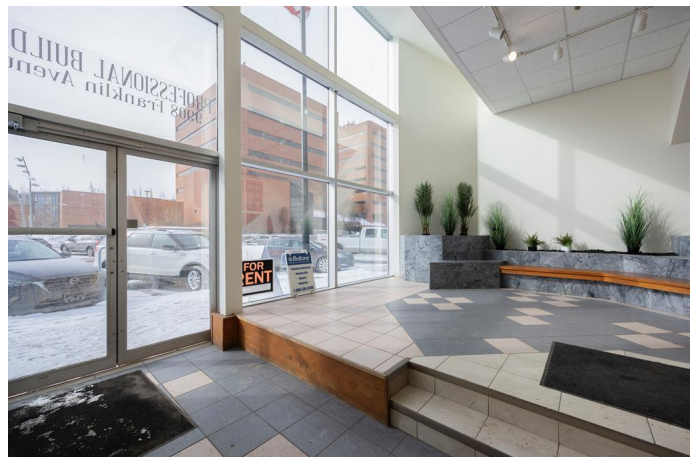
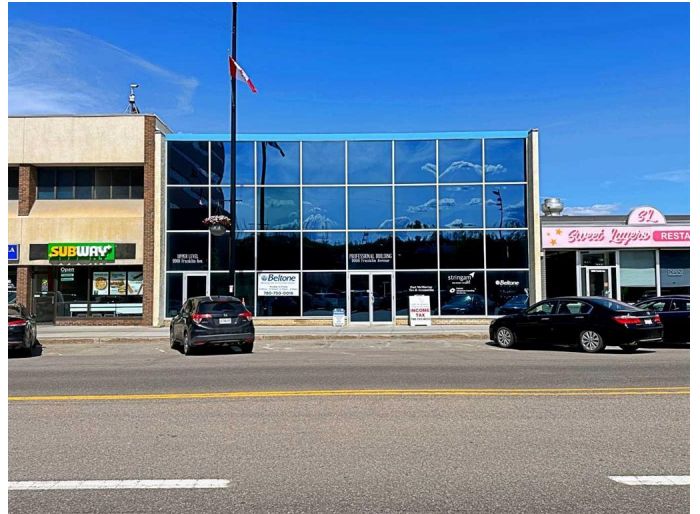
0 Bedroom, 0.00 Bathroom,
Commercial on 0.15 Acres

Downtown, Fort McMurray, Alberta

DEVELOPED OFFICE SPACE FOR LEASE.
FLEXIBLE LEASE OPTIONS, SIZES AND
VERY AFFORDABLE RATES.

The Professional Building features 3 levels, a 15000 SF multi-tenant office centre with an open concept foyer. Suites can be combined on the 2nd floor for larger contiguous spaces. Prominently located fronting Franklin Avenue. Current Tenants include a law firm, an accountant and professional office uses. Flexible size options and fully built-out spaces are available for immediate occupancy. Tenant improvements are negotiable. • All in • Operating Costs are \$12.19 and include utilities, taxes, professional management, snow removal and more.

Located directly across from the RMWB and Provincial Building, with close proximity to numerous retail centres, Peter Pond Mall, hotels, and close to the new Kiyam Community Park, the developing Arts Centre and the famous MacDonald Island Park. Supported by surrounding medium and high-density residential development. The Bustling Downtown area appeals to a wide range of residents including long-time Fort McMurray residents, trendy urbanites, young couples, families, and students. 16.8 km from the airport and quick access to Highway 63. The Professional Centre is the perfect location for your business. Lease premises are demisable and landlord improvements such as floor plan revisions and cosmetic upgrades are negotiable. Terms dependent. SELLER



OFFERING 6 MONTHS BASE RENT FREE
ON 5-YEAR TERM.

Built in 1968

Essential Information

MLS® #	A2036322
Price	\$12
Bathrooms	0.00
Acres	0.15
Year Built	1968
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	202, 9908 Franklin Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2K5

Additional Information

Date Listed	March 31st, 2023
Days on Market	761
Zoning	CBD1

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.