

# \$17 - 8109 Fraser Avenue, Fort McMurray

MLS® #A2104949

**\$17**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

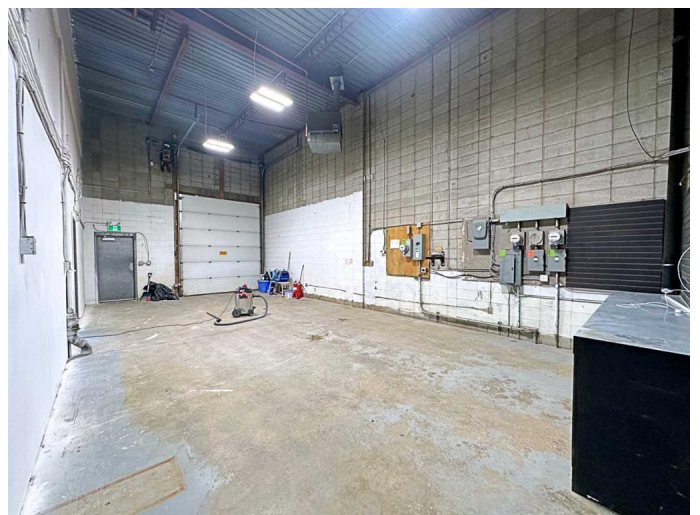
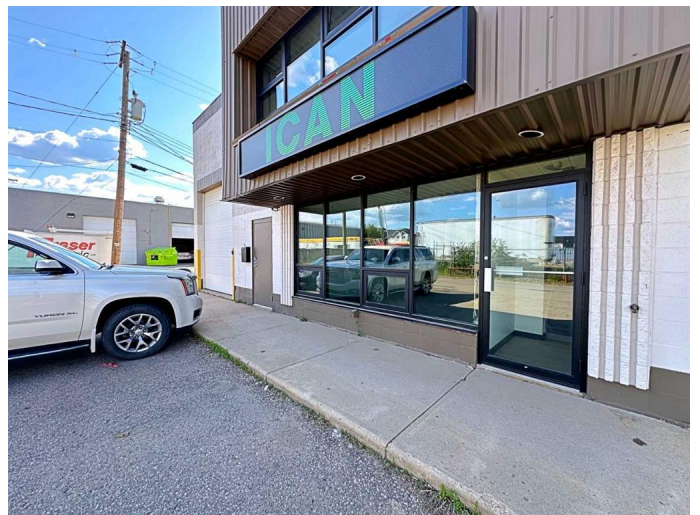
Downtown, Fort McMurray, Alberta

Flexible and Affordable Warehouse Space for Lease. This 1560 sqft. space offers a main floor with an office, washroom, flexible open area and warehouse with an overhead door. Can be leased on its own or in combination with an additional 850 SF of upper floor office with washroom. The opportunity offers a wide variety of uses including light industrial. Side lane access to the warehouse and ample parking in front of the premises. Centrally located in Downtown Fort McMurray, an ideal location for small businesses looking to optimize their operations. Situated in a prime area, it offers easy access to major transportation routes and easy access to Highway 63 and all downtown services. Affordable Estimated Op costs - \$5.35 PSF includes property tax, landlord insurance, HVAC, professional management, capital expense, structure maintenance, lawn care and snow removal. Utilities are metered separately.

Built in 1979

## Essential Information

MLS® #	A2104949
Price	\$17
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Commercial



Sub-Type	Industrial
Status	Active

**Community Information**

Address	8109 Fraser Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1W5

**Additional Information**

Date Listed	February 2nd, 2024
Days on Market	575
Zoning	PRA2

**Listing Details**

Listing Office	COLDWELL BANKER UNITED
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