

# **\$575,000 - 10016 Marshall Street, Fort McMurray**

MLS® #A2151493

**\$575,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Fort McMurray, Alberta

Versatile and Prime Downtown Location!  
Discover an incredible investment opportunity in this meticulously maintained building, perfectly situated in a bustling downtown area. With numerous high-quality upgrades, this property is poised to support a variety of business ventures.

## **Key Features:**

**Efficient Radiant In-Floor Heating System:**  
Ensures comfortable temperatures year-round with minimal energy consumption.

**Upgraded Air Conditioning:** Modern, efficient system providing superior climate control.

**Durable "Torch-On" Roofing Membrane:** Offers long-lasting protection against the elements.

**Waterproof Foam Insulation:** Keeps the building dry and energy-efficient.

**High-Efficiency Lighting:** State-of-the-art lighting system reducing energy costs and enhancing the interior ambiance.

**Room for Expansion:** The back room has space for an additional bay door, making it an ideal location for a mechanic shop or other service-oriented business.

## **Prime Location:**

Suitable for a variety of mixed business ventures.

Ample parking for customers and staff.

Attractive storefront that enhances curb appeal and draws in foot traffic.

## **Financing Opportunity:**

Take advantage of the BDC Commercial Real Estate Loan program, which allows you to



finance up to 100% of the building's value. This program is designed to support business owners in acquiring commercial real estate with minimal upfront investment. With flexible terms and competitive rates, the BDC loan program can help you secure this prime property without the financial strain typically associated with commercial real estate investments.

For more details about the BDC loan program and how it can work for you, visit the BDC Commercial Real Estate Loan page @ (<https://www.bdc.ca/en/financing/commercial-real-estate-loan>)

Don't miss out on this exceptional opportunity to own a premium commercial property in a sought-after location. Contact William Clarke today at 780-804-1665 to learn more and schedule a viewing!

Built in 1977

### Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2151493   |
| Price      | \$575,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1977       |
| Type       | Commercial |
| Sub-Type   | Warehouse  |
| Status     | Active     |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 10016 Marshall Street |
| Subdivision | Downtown              |
| City        | Fort McMurray         |
| County      | Wood Buffalo          |
| Province    | Alberta               |
| Postal Code | T9H 3H9               |

**Amenities**

Parking Spaces      12

**Additional Information**

Date Listed              July 21st, 2024  
Days on Market        340  
Zoning                    FRA1

**Listing Details**

Listing Office            RE/MAX Connect

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