

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

MLS® #A2036322

**\$12**

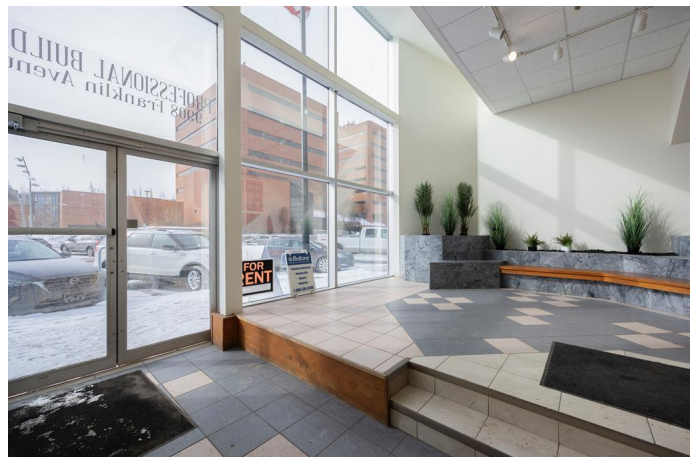
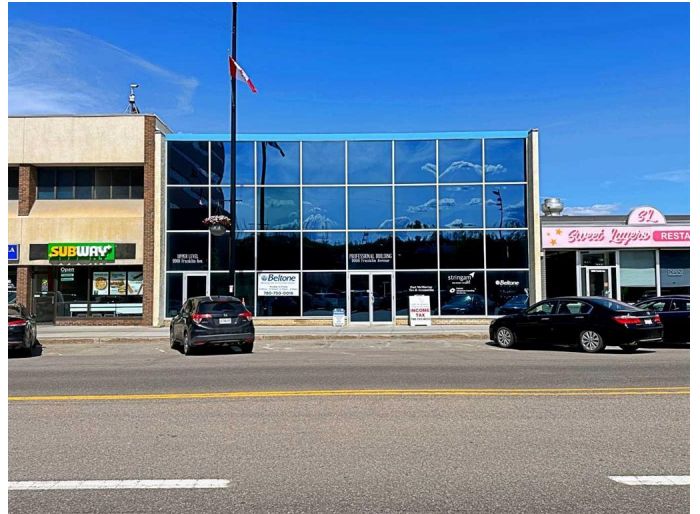
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.15 Acres

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. •  
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 | 762              |
| Zoning         | CBD1             |

### Listing Details

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

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