

# \$799,900 - 1, 8026 Franklin Avenue, Fort McMurray

MLS® #A2204545

**\$799,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Fort McMurray, Alberta

A rare opportunity to own commercial space in The Warehouse. Updated professionally in 2020, these office spaces total 4475 sqft. This space includes 2 heated indoor parking stalls, and 10 reserved stalls. Located on Fort McMurray's main street, Franklin Avenue + across the road from Keyano College. Both units currently leased until 2028! For more information, call today!

Built in 2004

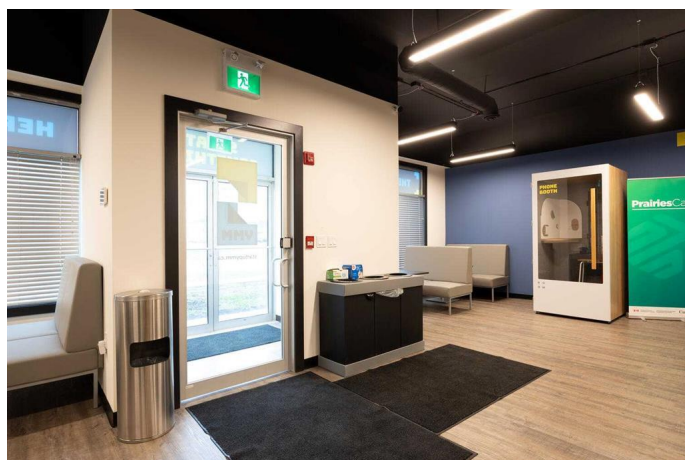
## Essential Information

MLS® #	A2204545
Price	\$799,900
Bathrooms	0.00
Acres	0.00
Year Built	2004
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	1, 8026 Franklin Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5K3

## Additional Information



Date Listed	March 22nd, 2025
Days on Market	136
Zoning	FRA1

### **Listing Details**

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

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.