

# \$24 - 8125 Fraser Avenue, Fort McMurray

MLS® #A2111554

**\$24**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Fort McMurray, Alberta

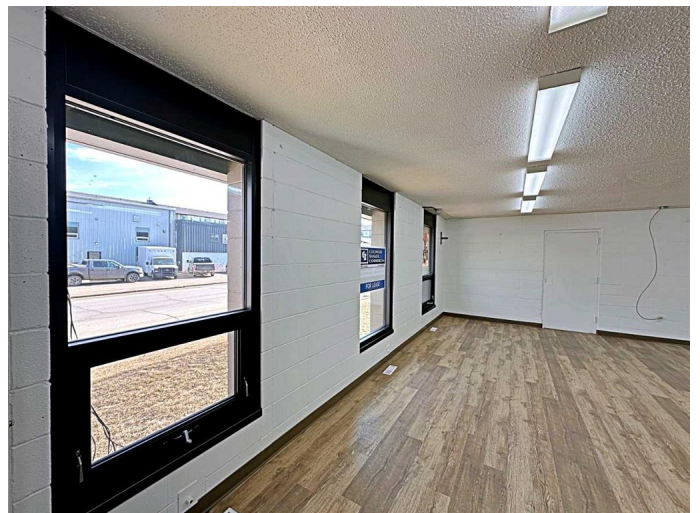
2882 SF WAREHOUSE WITH SHOWROOM/OFFICE. Professionally improved Front reception/showroom with washrooms and direct access to the large warehouse with overhead door, grade loading & floor drains. The additional 748 SF fully developed Upper Mezzanine is RENT FREE and features a large boardroom/office, and washrooms. This Flexible floor plan will accommodate a variety of users. Rear Lane Access to warehouse and excellent exposure and walk-up access from Fraser Ave. Centrally located in Downtown Fort McMurray, an ideal location for small businesses looking to optimize their operations. Bay can be leased as a single bay or combined with bay 8127 for a total of 5748 SF ground floor and 1496 SF RENT FREE Mezzanine. Situated in a prime area, it offers easy access to major transportation routes and easy access to Highway 63 and all downtown services.

Parking at the rear of the bay. Affordable Estimated Op costs - \$5.22 PSF, includes property tax, landlord insurance, HVAC, professional management, capital expense, structure maintenance, lawn care and snow removal. Utilities are metered separately.

Built in 1975

## Essential Information

MLS® #                      A2111554



|            |            |
|------------|------------|
| Price      | \$24       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1975       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 8125 Fraser Avenue |
| Subdivision | Downtown           |
| City        | Fort McMurray      |
| County      | Wood Buffalo       |
| Province    | Alberta            |
| Postal Code | T9H 1W5            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 1st, 2024 |
| Days on Market | 416             |
| Zoning         | PRA2            |

### Listing Details

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

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