

EXCELLENT EXPOSURE ONTO FRANKLIN AVENUE



**14,000 SF Main Floor &
14,000 SF Lower Level**

Property Highlights

- Very well situated in Fort McMurray's downtown core
- Great exposure along Franklin Avenue
- Ample staff and visitor parking
- Loading dock at the rear of the premises
- Fort McMurray is home to over 85,000 people
- The average household income for Fort McMurray is over \$236,000.00 per year
- The average expenditure per household is over \$129,000.00 per year



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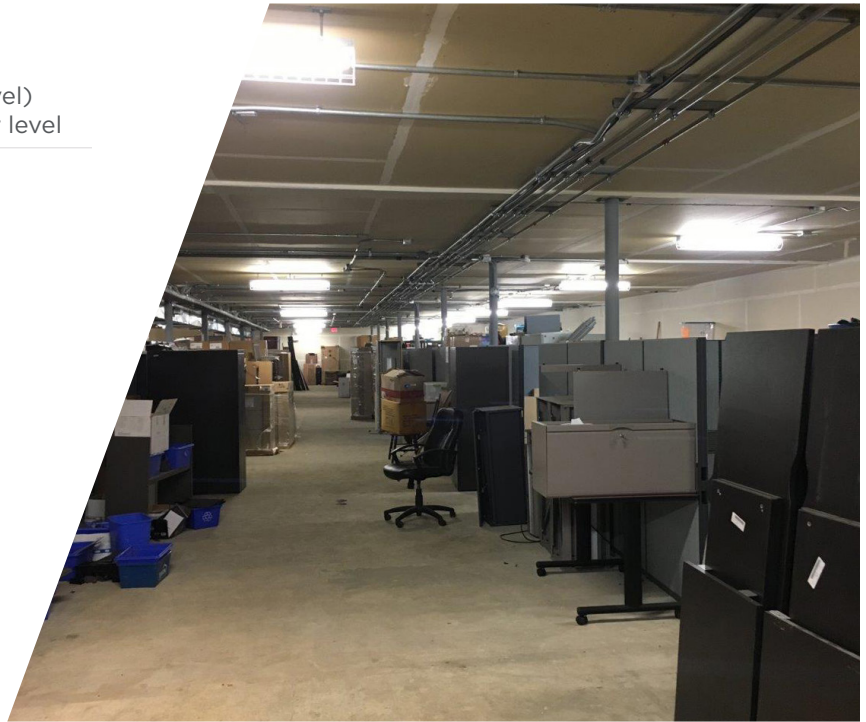
Property Details

Municipal Address: 9717 Franklin Avenue
Fort McMurray, AB

Basic Rent: \$32.00 per SF (Main Level)
Free basic rent for lower level

Property Taxes (2016): \$70,386

Lower Level



Aerial

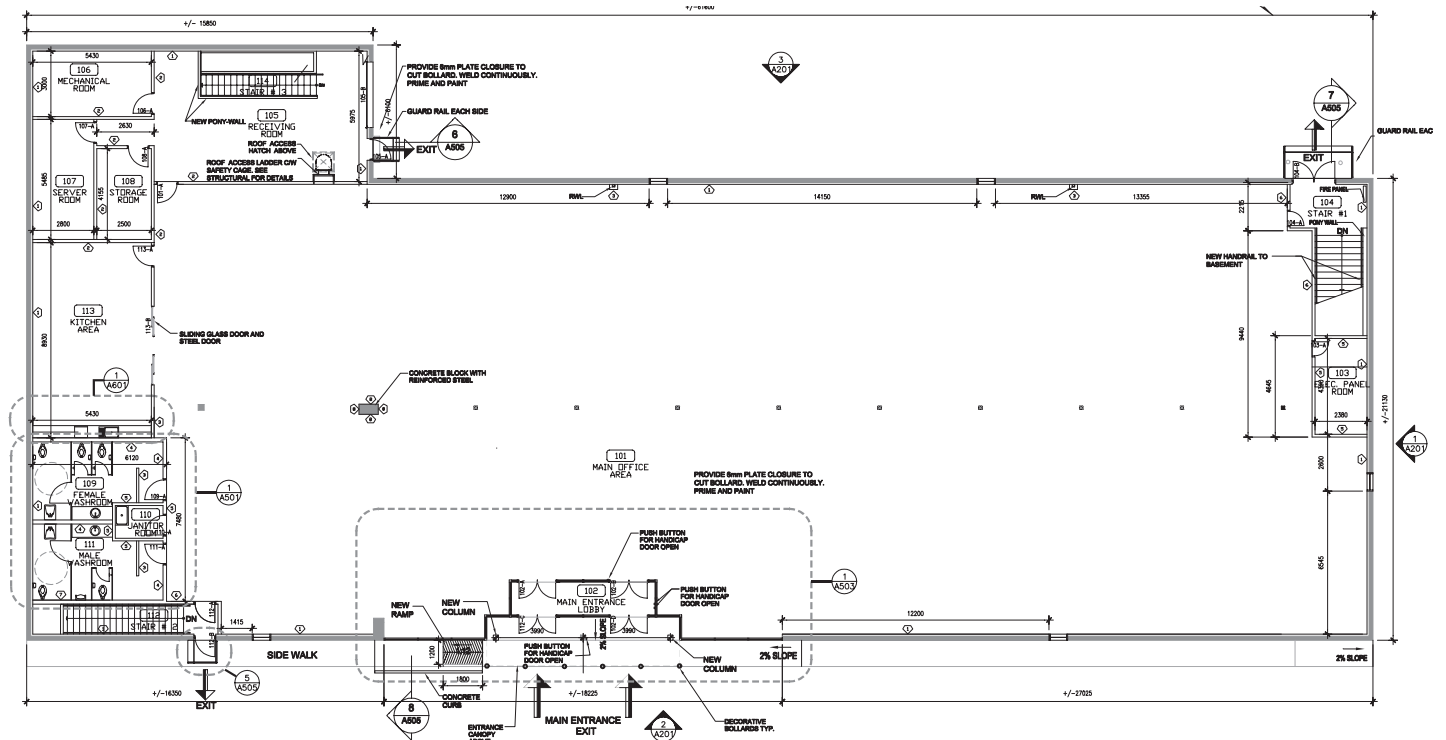


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Main Floor - Site Plan



Loading



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