

FOR LEASE 9717 Franklin Avenue Fort McMurray, AB

### 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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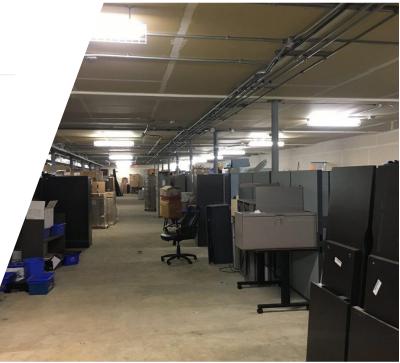
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## **Property Details**

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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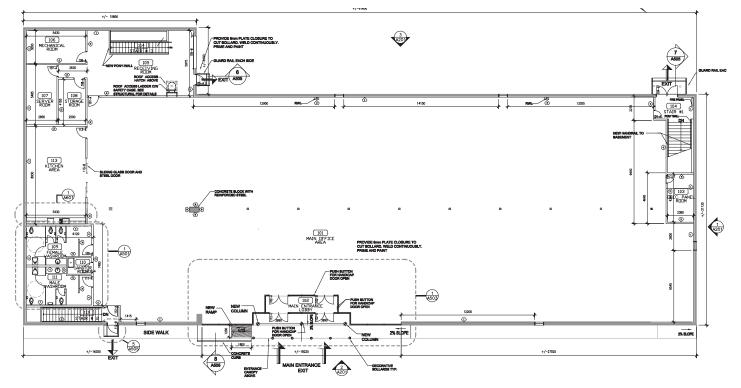
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### Main Floor - Site Plan



## Loading



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