

FOR SALE HIGH EXPOSURE COMMERCIAL PROPERTY

8030 Franklin Avenue, Fort McMurray, AB



CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

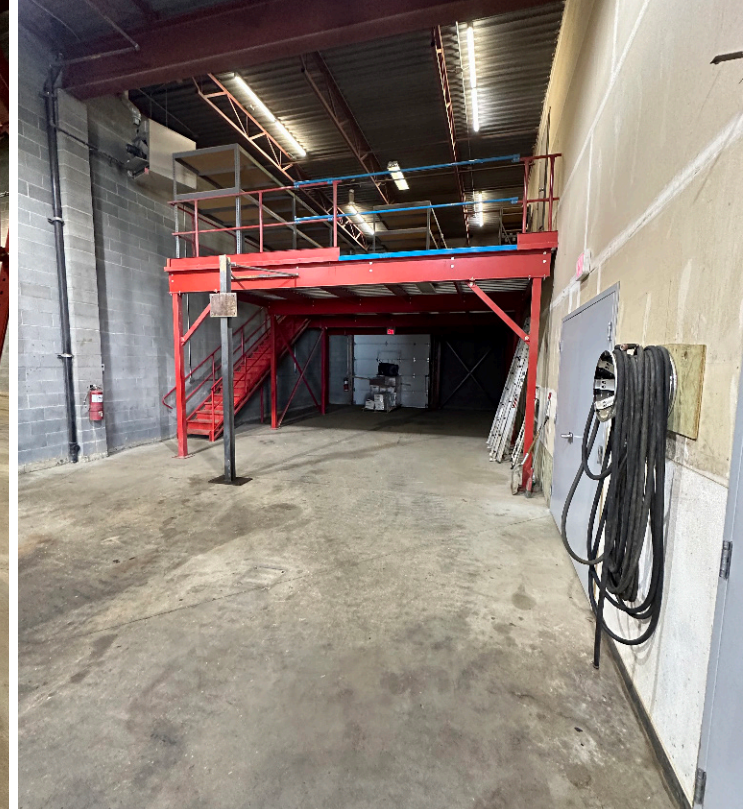
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THE OPPORTUNITY

- Excellent location across from Keyano College
- Frontage along main retail traffic corridor
- Concrete block construction
- Fully fenced yard
- Finished 2nd floor office mezzanine and additional mezzanine storage in shop
- Vehicle lifts/equipment not included



SALE PRICE

\$2,100,000.00

PROPERTY DETAILS

MUNICIPAL ADDRESS

8030 Franklin Avenue

LEGAL DESCRIPTION

Plan 0226567, Block 2, Lot 8

ZONING

FRA1 - Franklin Core District

YEAR BUILT

2000

SITE SIZE

0.33 Acres

BUILDING AREA

1,248 SF - Main Floor Office

1,248 SF - Finished Mezzanine

(not included in total)

3,752 SF - Warehouse/Shop

5,000 SF - Total Area

POWER

200 Amp, 3-Phase

LOADING DOORS

(1) 10'x10' , (1) 10'x12', (1) 14'x16'

HEATING

Overhead Unit Heaters & Forced Air
Furnace

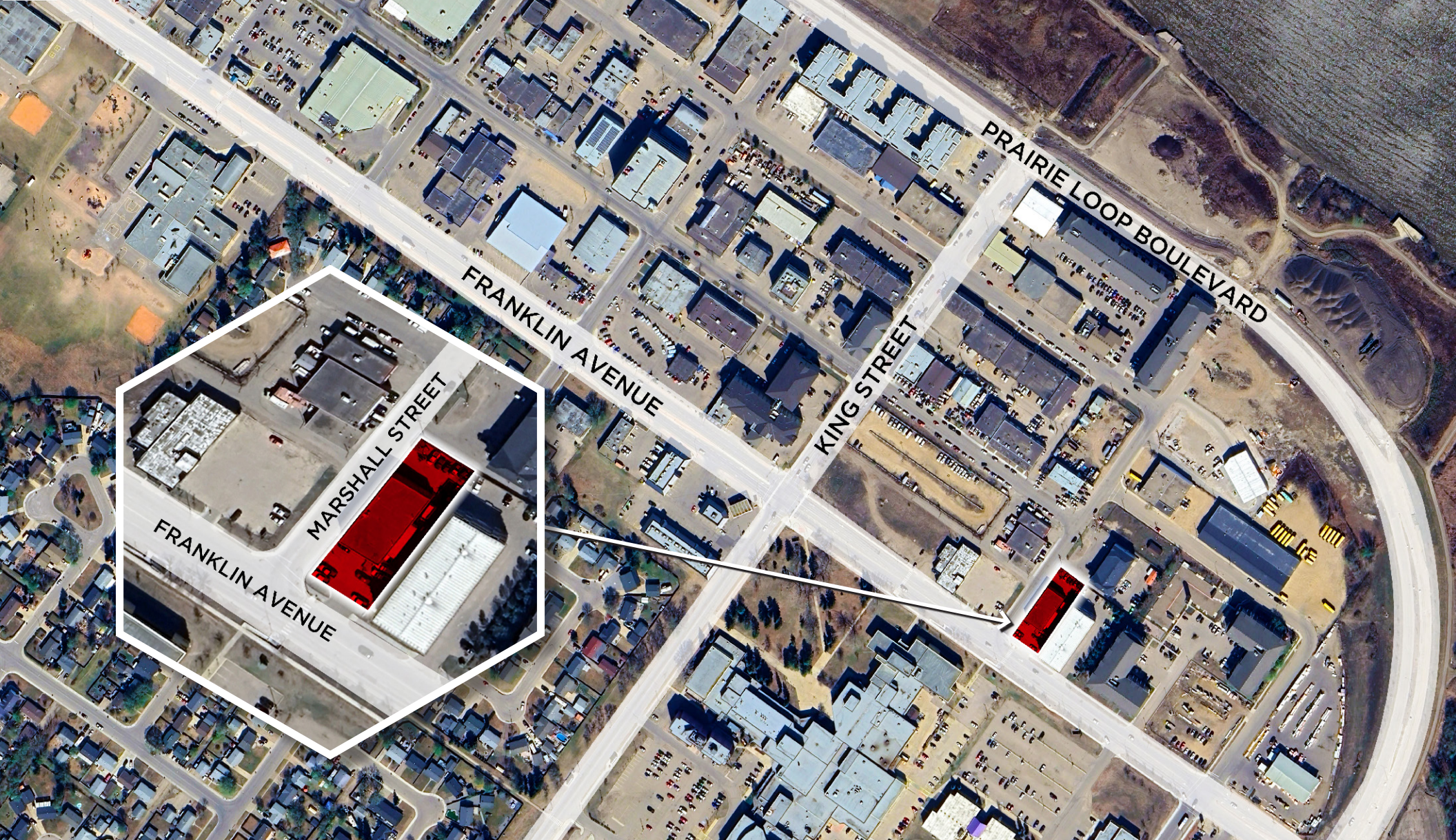
MAKE UP AIR SYSTEM

Dust Removal/Air Exchange System

TAXES

\$12,624 (2023)





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