

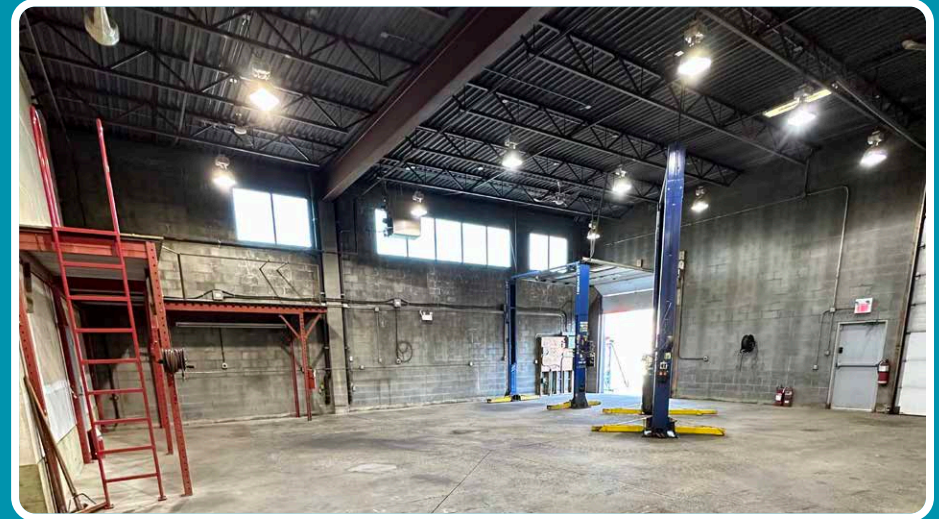
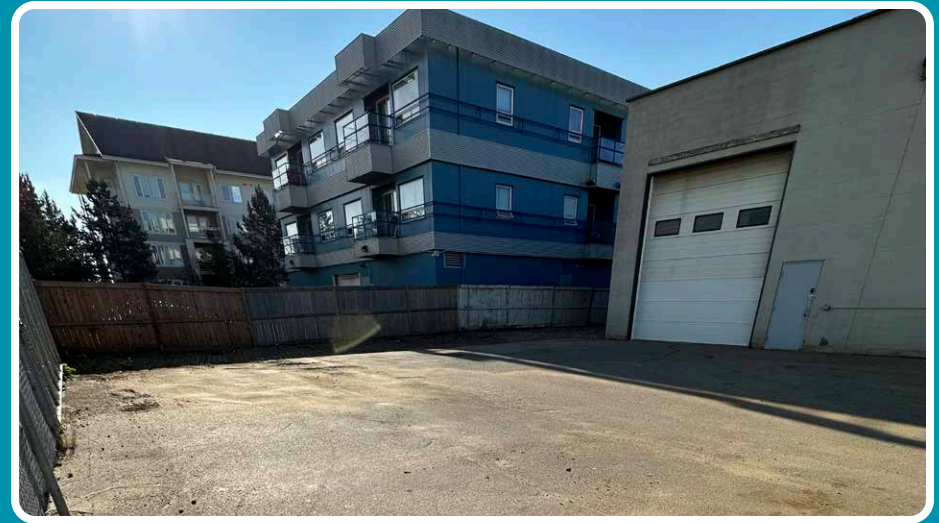
# HIGH EXPOSURE COMMERCIAL PROPERTY

8030 Franklin Avenue, Fort McMurray, AB



# PROPERTY DETAILS

|                           |                                                                                                                                                          |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MUNICIPAL ADDRESS</b>  | 8030 Franklin Avenue                                                                                                                                     |
| <b>LEGAL DESCRIPTION</b>  | Plan 0226567, Block 2, Lot 8                                                                                                                             |
| <b>ZONING</b>             | FRA1 - Franklin Core District                                                                                                                            |
| <b>YEAR BUILT</b>         | 2000                                                                                                                                                     |
| <b>SITE SIZE</b>          | 0.33 acres                                                                                                                                               |
| <b>BUILDING AREA</b>      | Main floor office: 1,248 SF<br>Finished mezzanine: 1,248 SF<br><i>(not included in total)</i><br>Warehouse/shop: 3,752 SF<br><b>TOTAL AREA: 5,000 SF</b> |
| <b>POWER</b>              | 200 amp, 3-phase                                                                                                                                         |
| <b>LOADING DOORS</b>      | (1) 10'x10' , (1) 10'x12' , (1) 14'x16'                                                                                                                  |
| <b>HEATING</b>            | Overhead unit heaters & forced air furnace                                                                                                               |
| <b>OPERATING COSTS</b>    | \$3.24 per SF (taxes / insurance)                                                                                                                        |
| <b>MAKE UP AIR SYSTEM</b> | Dust removal/air exchange system                                                                                                                         |
| <b>TAXES</b>              | \$13,534.55 (2025)                                                                                                                                       |
| <b>LEASE RATE</b>         | \$32.00 per SF                                                                                                                                           |
| <b>PURCHASE PRICE</b>     | \$2,100,000                                                                                                                                              |

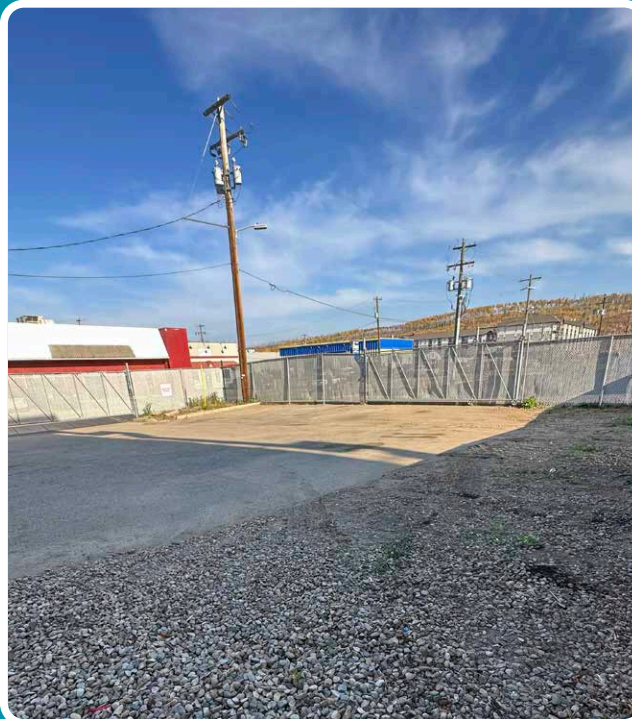
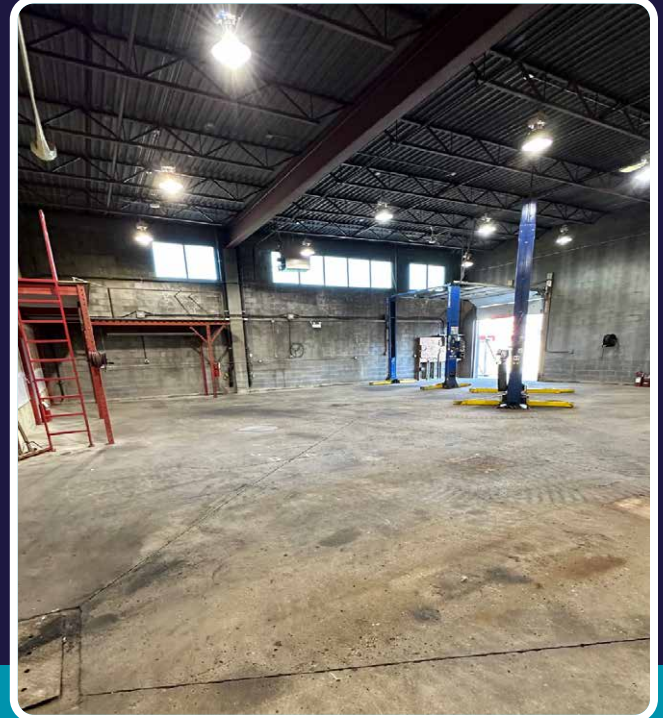
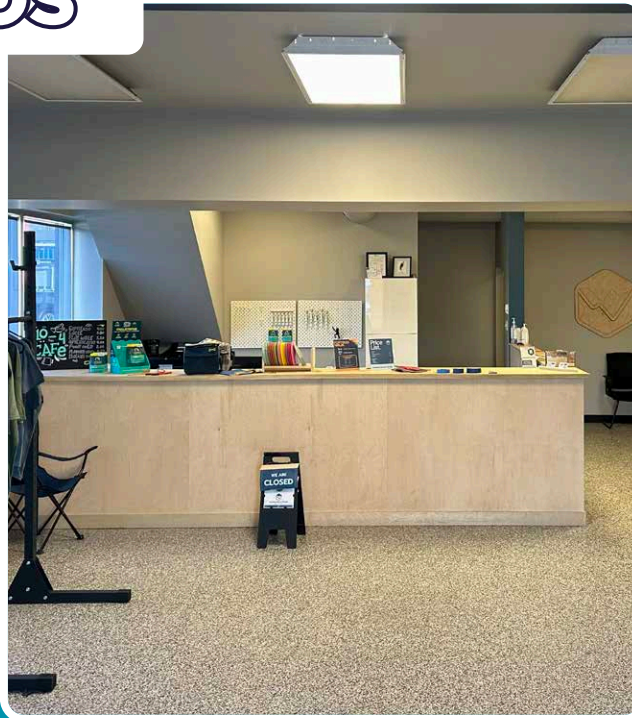
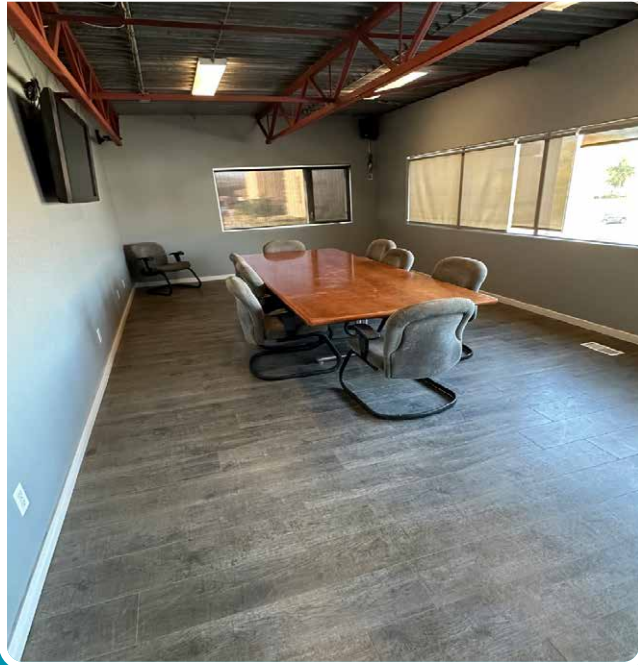


## THE OPPORTUNITY

- 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



# PROPERTY PHOTOS





# KEEP IN TOUCH

