

FOR SALE

LONGBOAT LANDING

Prairie Loop Boulevard
& Franklin Avenue,
Fort McMurray, AB

1.23 ACRES

39.23 ACRES

Cushman & Wakefield Edmonton
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THE OPPORTUNITY

- High exposure corner along Franklin Avenue and Prairie Loop Boulevard
- Exciting development opportunity adjacent to the downtown core
- 2,100 full time & 4,000 part time students at neighbouring Keyano College
- 440 students at Fort McMurray Composite High School
- Nearby retailers include: Walmart, Canadian Tire, Sobeys, Save-On-Foods and The Brick
- Centrally located near approximately 983 hotel rooms



NORTHERN LIGHTS REGIONAL HOSPITAL

KEYANO COLLEGE

FORT MCMURRAY HIGH SCHOOL

SYNCRUDE SPORT & WELLNESS CENTRE

Home hardware

1.23 ACRES

39.23 ACRES

MEMORIAL DRIVE (HWY 63) (27,390 VPD)

FRANKLIN AVENUE (35,340 VPD)

PRAIRIE LOOP BOULEVARD (25,000 VPD)

SALINE CREEK DRIVE

LONGBOAT LANDING



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PRAIRIE LOOP BOULEVARD

FRANKLIN AVENUE

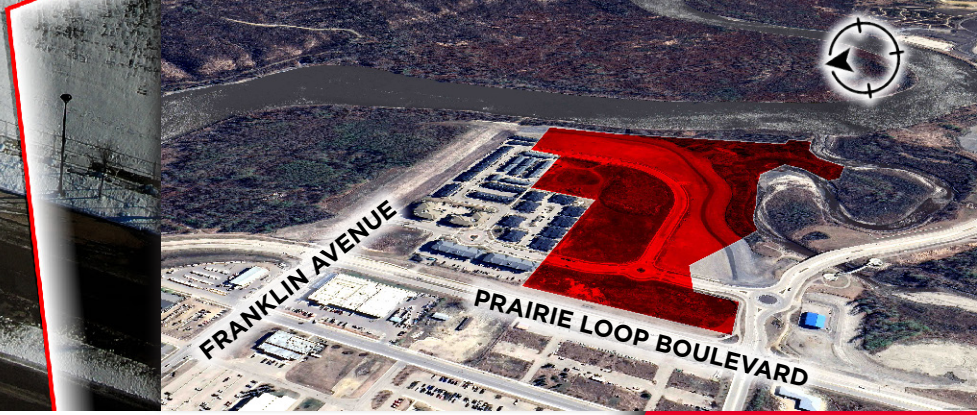
1.23 ACRES

LONGBOAT LANDING



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39.23 ACRES



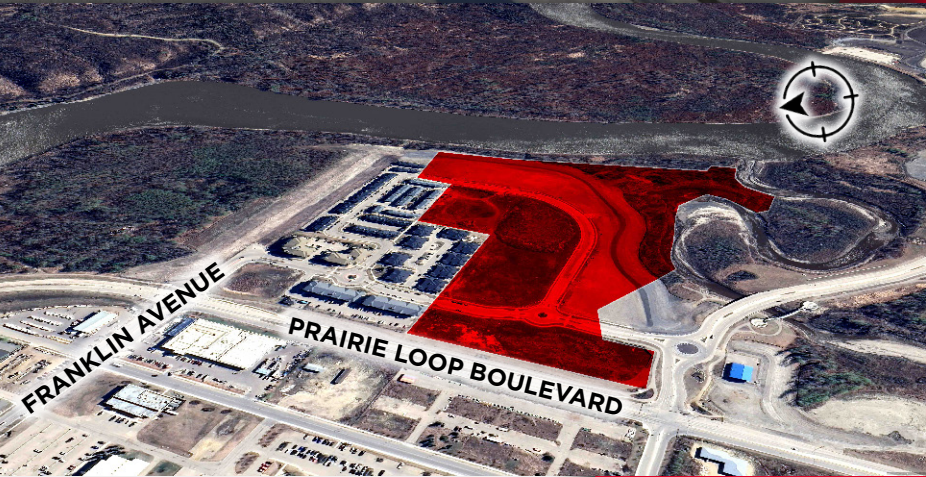
LONGBOAT LANDING



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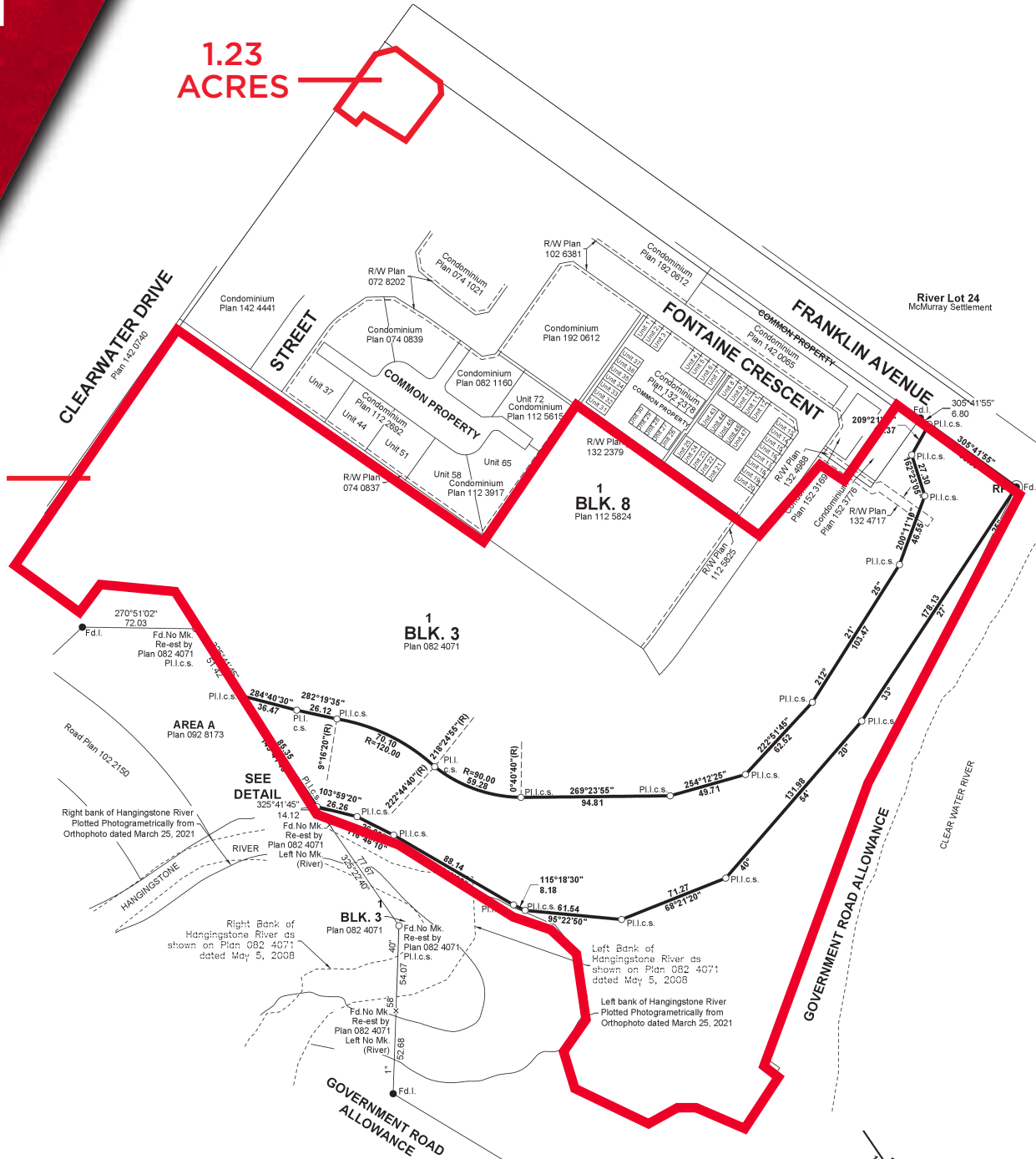
39.23 ACRES



SITE PLAN

1.23
ACRES

39.23
ACRES





**CUSHMAN &
WAKEFIELD**
Edmonton



POPULATION

3km	5km
13,495	19,518



HOUSEHOLDS

3km	5km
5,174	7,608



AVERAGE INCOME

1km	3km	5km
\$211,407	\$195,462	\$191,795



VEHICLES PER DAY

35,340 on Franklin Ave
25,000 on Prairie Loop Boulevard

FRANKLIN AVENUE

PRAIRIE LOOP BOULEVARD

SALINE CREEK DRIVE

MEN

DRIVE HWY 63

cwedm.com



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