

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



CLICK TO VIEW MORE PHOTOS



PRAIRIE LOOP BOULEVARD

FRANKLIN AVENUE

1.23 ACRES

LONGBOAT LANDING



CLICK TO VIEW MORE PHOTOS

39.23 ACRES



FRANKLIN AVENUE

PRAIRIE LOOP BOULEVARD

LONGBOAT LANDING



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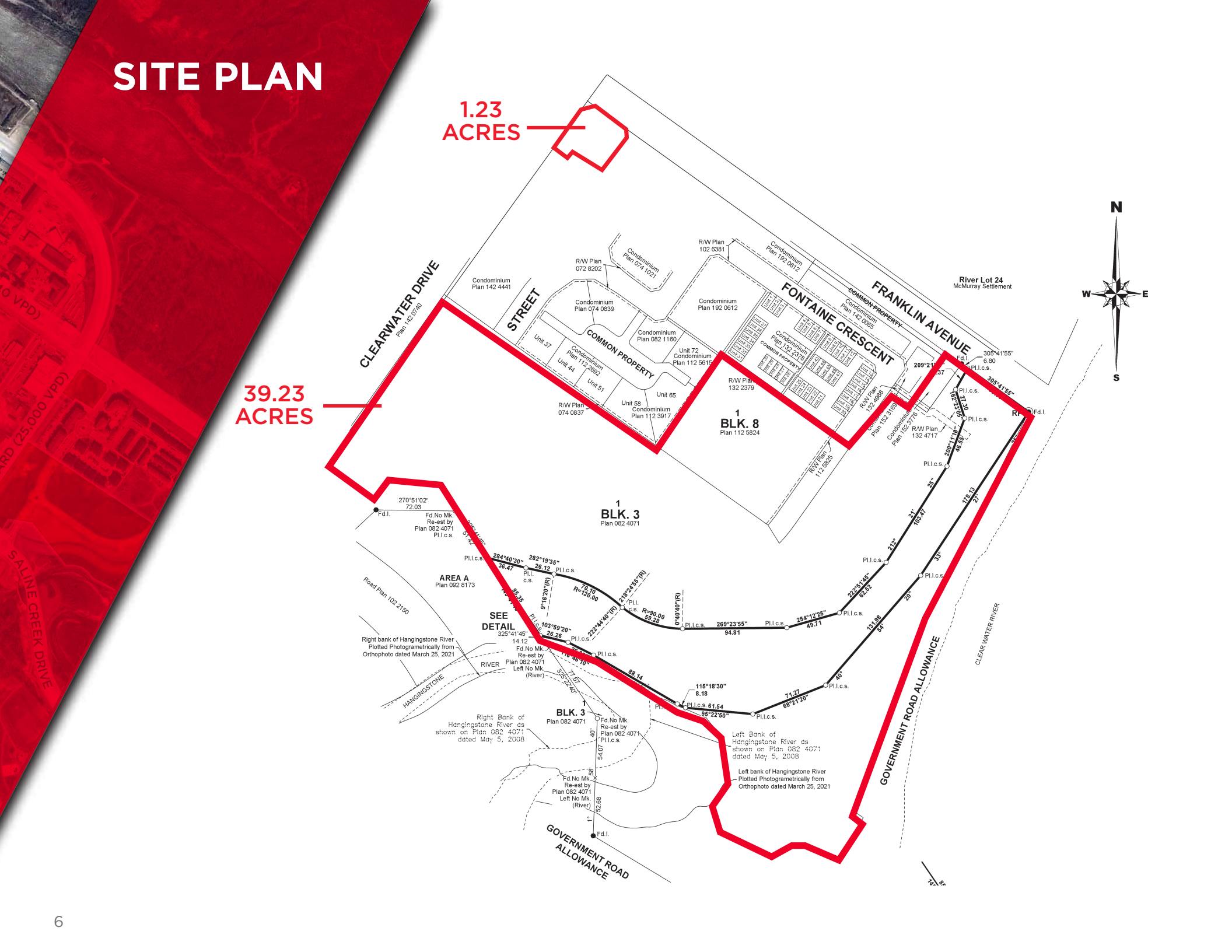
39.23 ACRES



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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