

FOR SALE

LONGBOAT LANDING

Prairie Loop Boulevard
& Franklin Avenue,
Fort McMurray, AB

1.23 ACRES

39.23 ACRES

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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



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39.23 ACRES



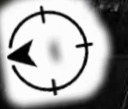
FRANKLIN AVENUE

PRAIRIE LOOP BOULEVARD

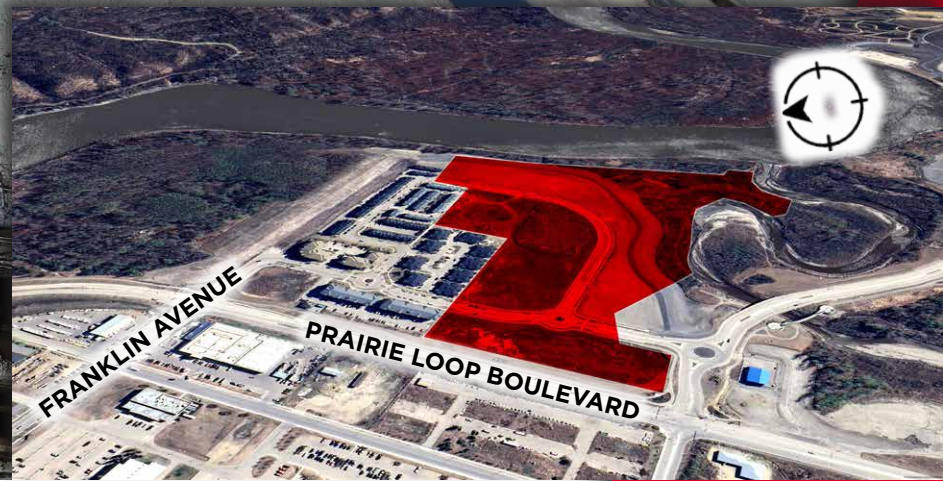
LONGBOAT LANDING



CLICK TO VIEW MORE PHOTOS



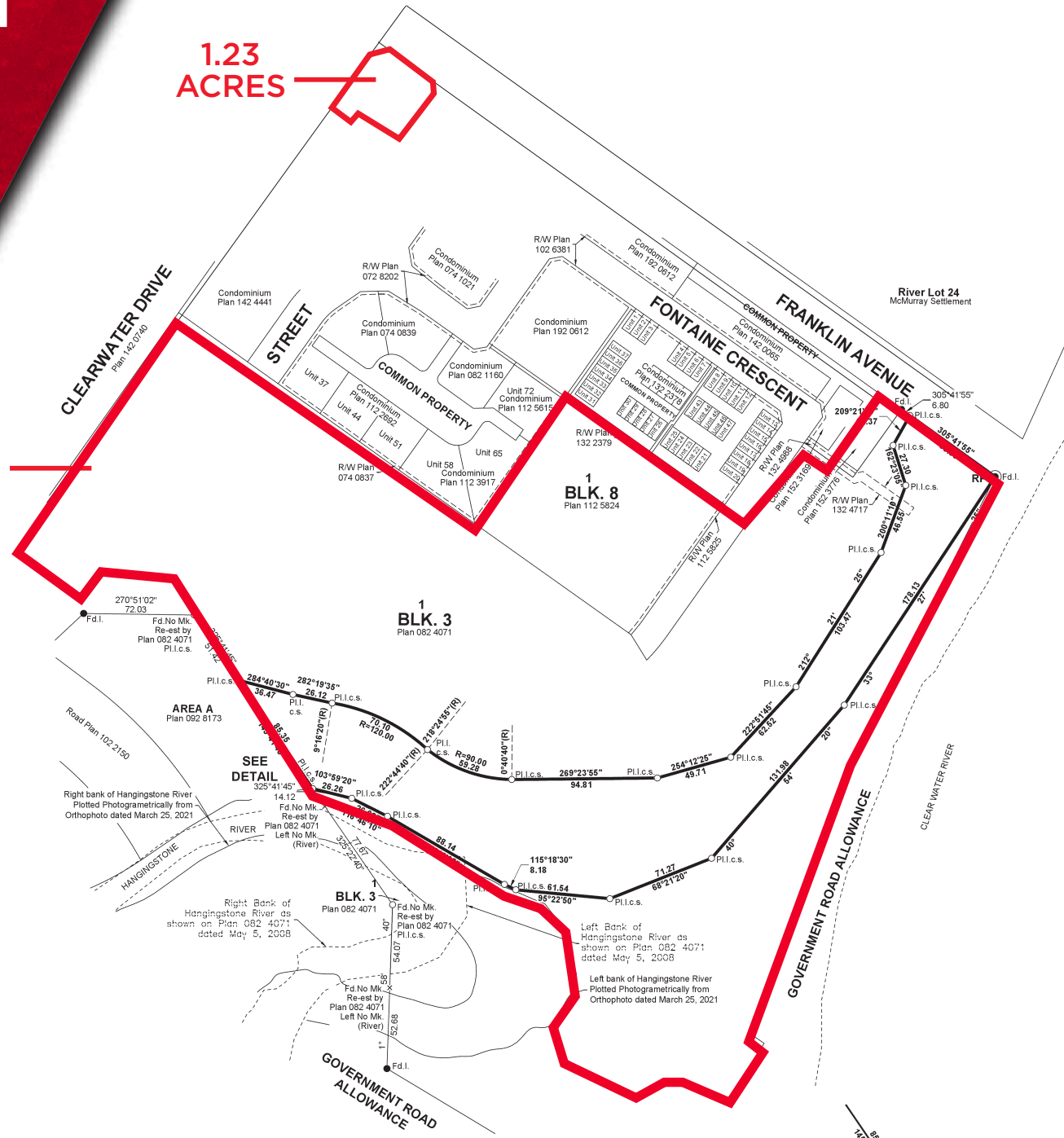
39.23 ACRES



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

cwedm.com



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