

FOR SALE LONGBOAT LANDING

Prairie Loop Boulevard & Franklin Avenue,
Fort McMurray, AB



COMMERCIAL AND RESIDENTIAL ZONED LAND

1.23 TO 23.35 ACRES AVAILABLE

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LONGBOAT LANDING



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



DEMOGRAPHICS



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

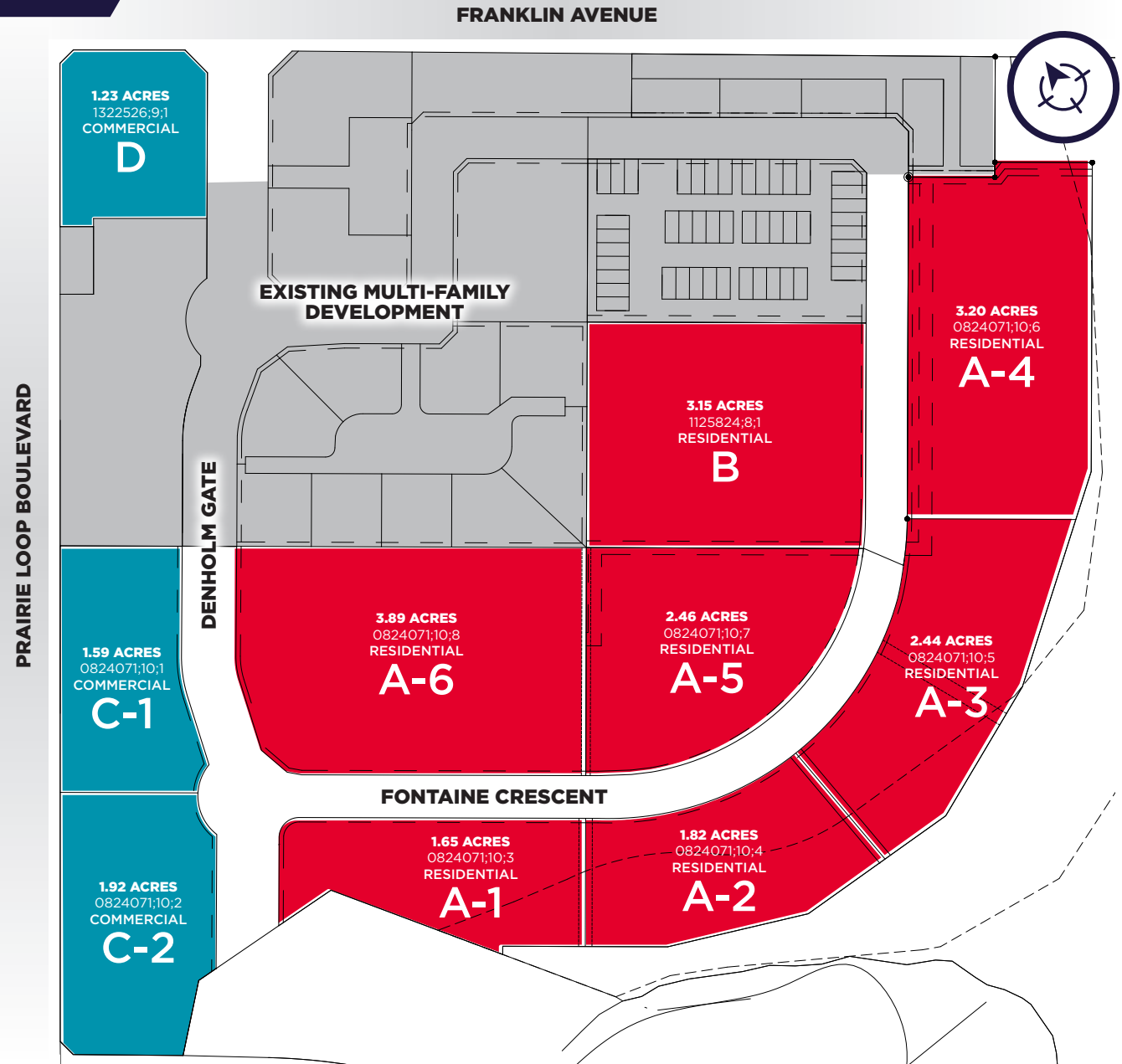
SITE PLAN

PROSPECTIVE SUBDIVISION PLAN

PARCEL	SIZE	ZONING
A	15.46 ACRES	
A-1	1.65 ACRES	LBL-R4 (Longboat Landing District)
A-2	1.82 ACRES	
A-3	2.44 ACRES	
A-4	3.20 ACRES	
A-5	2.46 ACRES	
A-6	3.89 ACRES	
B	3.15 ACRES	LBL-R4 (Longboat Landing District)
C	3.51 ACRES	
C-1	1.59 ACRES	LBL-C (Longboat Landing Commercial)
C-2	1.92 ACRES	
D	1.23 ACRES	LBL-C (Longboat Landing Commercial)

[TO VIEW LBL-R4 SPECS, CLICK HERE](#)

[TO VIEW LBL-C SPECS, CLICK HERE](#)



PROPERTY PHOTOS

PARCELS A & B: 18.61 ACRES (TOTAL SIZE)

ZONING: LBL-R4 (LONGBOAT LANDING DISTRICT)



PROPERTY PHOTOS

PARCEL B: 3.51 ACRES (TOTAL SIZE)

ZONING: LBL-C (LONGBOAT LANDING COMMERCIAL)



PROPERTY PHOTOS

PARCEL C: 1.23 ACRES

ZONING: LBL-C (LONGBOAT LANDING COMMERCIAL)





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