

FOR SALE

LONGBOAT LANDING

Prairie Loop Boulevard & Franklin Avenue,
Fort McMurray, AB



COMMERCIAL AND RESIDENTIAL ZONED LAND

1.23 TO 23.35 ACRES AVAILABLE

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Brett Killips, B.COMM., CCIM
Partner
780 993 1676
brett.killips@cwedm.com

Gary Killips, B.COMM.
Partner
780 945 1987
gary.killips@cwedm.com

Cody Miner, B.COMM.
Associate
403 877 9431
cody.miner@cwedm.com

LONGBOAT LANDING



The **BRICK**
Mark's
Tim Hortons

Sobey's
Walmart
CAA
AMA

STAPLES
RONA
save on foods
RBC
SHOPPERS DRUG MART
Starbucks

NORTHERN LIGHTS
REGIONAL HOSPITAL

KEYANO COLLEGE

FORT McMURRAY
HIGH SCHOOL

SYNCRUDE SPORT &
WELLNESS CENTRE

FRANKLIN AVENUE (35,340 VPD)

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

PRAIRIE LOOP BOULEVARD (25,000 VPD)

SALINE CREEK DR

Home Hardware

1.23
ACRES

3.51
ACRES

18.61
ACRES



CLICK TO VIEW NEW HIGHLIGHT VIDEO

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

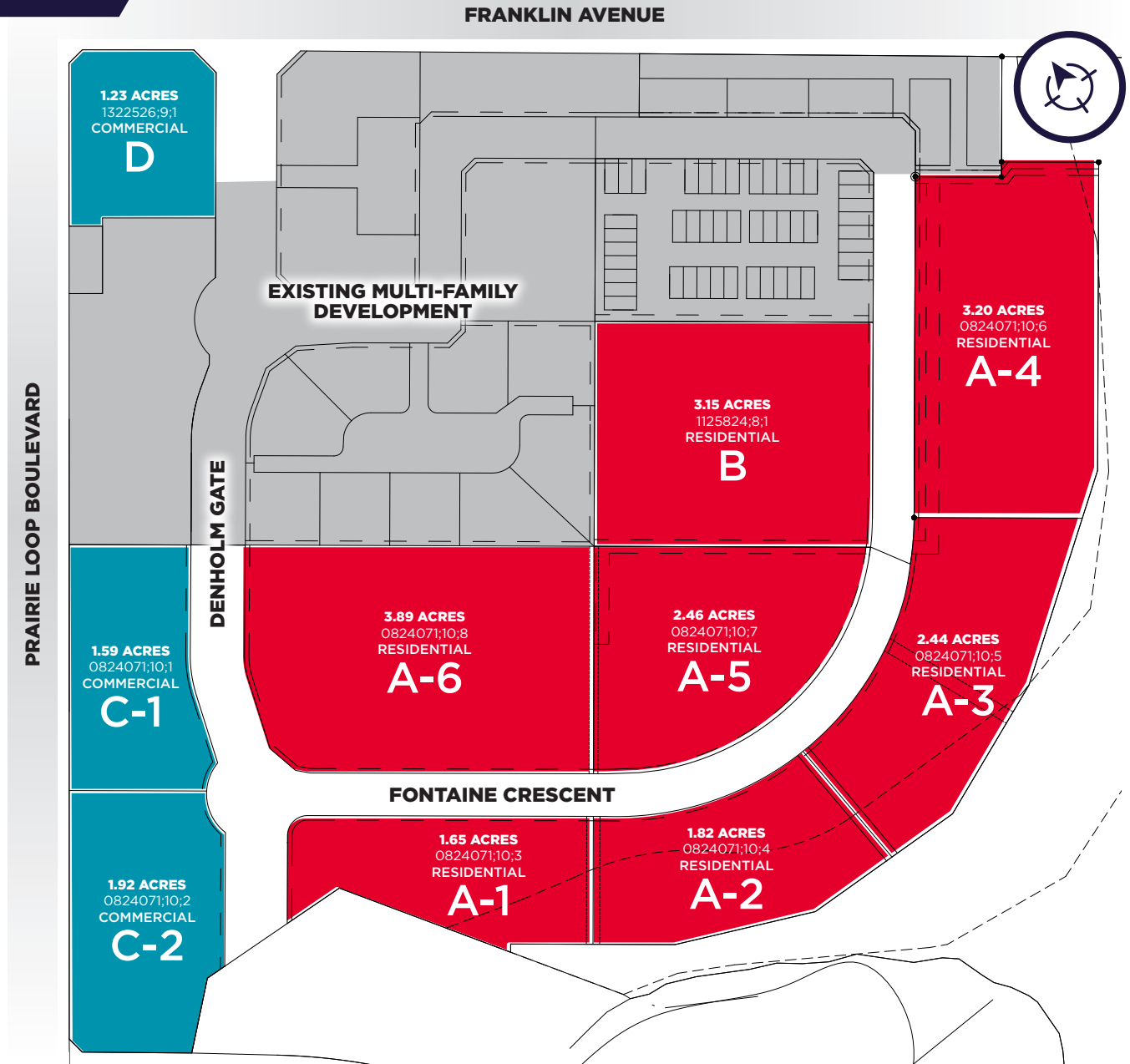
SITE PLAN

PROSPECTIVE SUBDIVISION PLAN

PARCEL	SIZE	ZONING
A	15.46 ACRES	
A-1	1.65 ACRES	R3 (Mid-Rise Medium Density Residential 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	R3 (Mid-Rise Medium Density Residential District)
C	3.51 ACRES	
C-1	1.59 ACRES	C1 (Main Street District)
C-2	1.92 ACRES	
D	1.23 ACRES	C1 (Main Street District)

[TO VIEW R3 SPECS, CLICK HERE](#)

[TO VIEW C1 SPECS, CLICK HERE](#)



PROPERTY PHOTOS

PARCELS A & B: 18.61 ACRES (TOTAL SIZE)

ZONING: R3 - MID-RISE MEDIUM DENSITY RESIDENTIAL DISTRICT



PROPERTY PHOTOS

PARCEL C: 3.51 ACRES (TOTAL SIZE)

ZONING: C1 - MAIN STREET DISTRICT

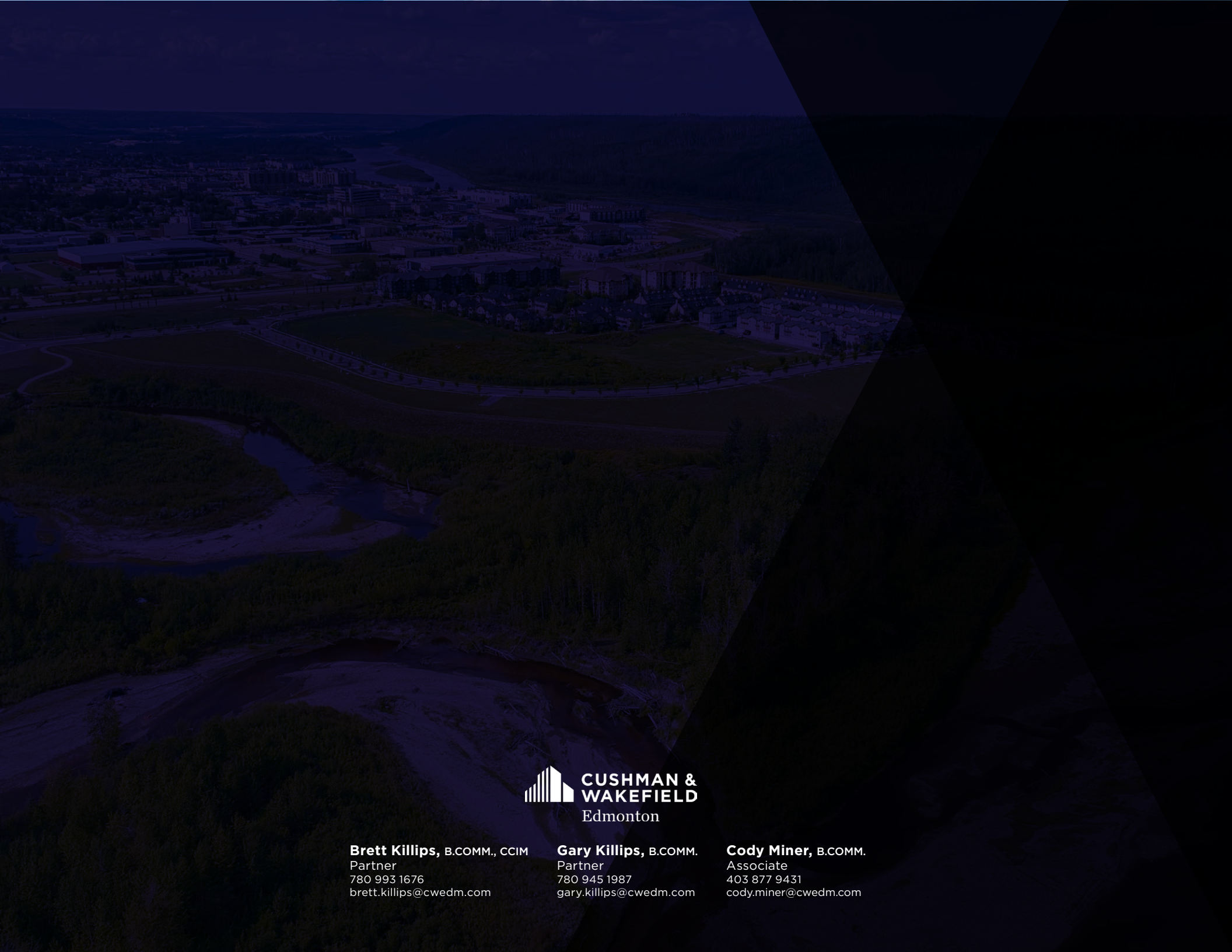


PROPERTY PHOTOS

PARCEL D: 1.23 ACRES

ZONING: C1 - MAIN STREET DISTRICT





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