

\$ - 8127 Fraser Avenue, Fort McMurray

MLS® #A2111564

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0 Bedroom, 0.00 Bathroom, 2,882 sqft
Industrial on 0.00 Acres

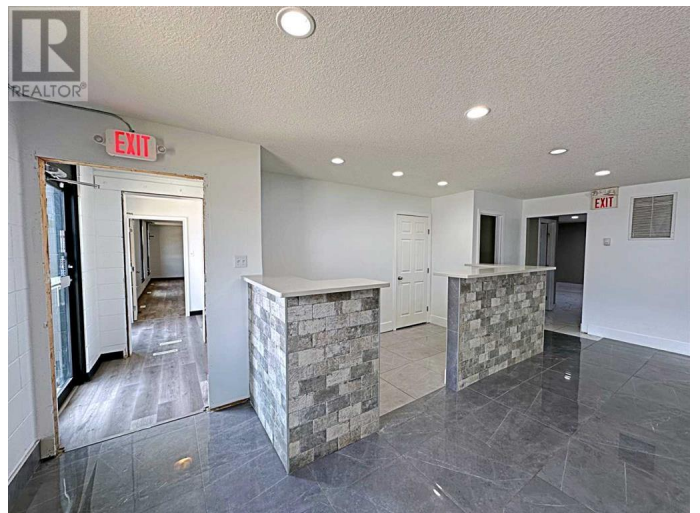
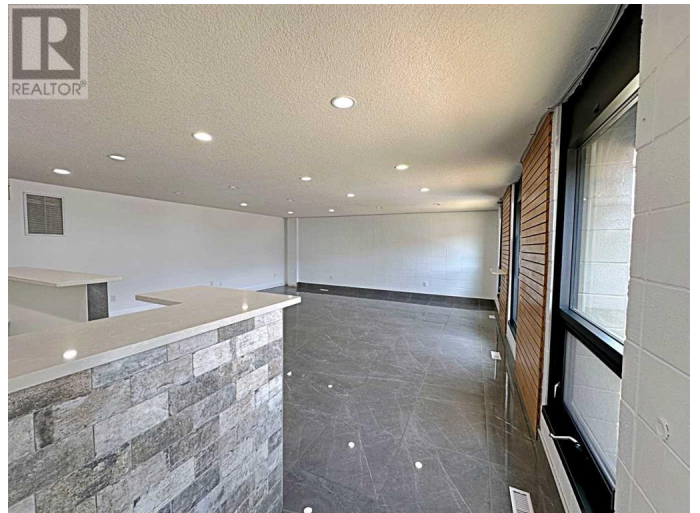
Downtown, Fort McMurray, Alberta

2882 SF WAREHOUSE WITH SHOWROOM/OFFICE. Professionally Improved Front Reception/Showroom with washrooms and direct access to the large warehouse with overhead door, grade loading & floor drains. The additional 748 SF fully developed Upper Mezzanine is RENT FREE and features a large boardroom/office, and washrooms. This Flexible floor plan will accommodate a variety of users. Rear Lane Access to warehouse and excellent exposure and walk-up access from Fraser Ave. Centrally located in Downtown Fort McMurray, an ideal location for small businesses looking to optimize their operations. Situated in a prime area, it offers easy access to major transportation routes and easy access to Highway 63 and all downtown services. Parking at the rear of the bay. Affordable Estimated Op costs include property tax, landlord insurance, HVAC, professional management, capital expense, structure maintenance, lawn care and snow removal. Utilities are metered separately. (id:6289)

Built in 1975

Essential Information

Listing #	A2111564
Bathrooms	0.00
Square Footage	2,882



Acres	0.00
Year Built	1975
Type	Industrial

Community Information

Address	8127 Fraser Avenue
Subdivision	Downtown
City	Fort McMurray
Province	Alberta
Postal Code	T9H1W5

Amenities

Features	See remarks
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Listing Details

Listing Office	COLDWELL BANKER UNITED
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