



GRASSROOTS
REALTY GROUP

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**8030 Golosky Avenue
Fort McMurray, Alberta**

MLS # A2231511



\$10 per sq.ft.

| | |
|-------------|---------------|
| Division: | Downtown |
| Type: | Warehouse |
| Bus. Type: | - |
| Sale/Lease: | For Lease |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 37,000 sq.ft. |
| Zoning: | PRA2 |

| | | | |
|-------------|--|----------------|---|
| Heating: | Overhead Heater(s), Forced Air, Natural Gas, See Remarks | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | - | Utilities: | - |
| Exterior: | - | Parking: | - |
| Water: | - | Lot Size: | 0.85 Acre |
| Sewer: | - | Lot Feat: | Level, Near Public Transit, Near Shopping Center, See R |
| Inclusions: | N/A | | |

For Lease – 8030 Golosky Avenue, Fort McMurray, AB An exceptional opportunity to lease ±37,000 square feet of functional industrial space, ideally situated on a 1.9-acre site in Fort McMurray's Lower Townsite. This two-building industrial facility offers prime exposure and convenient access to Highway 63, Franklin Avenue, Prairie Loop Boulevard, and public transportation, making it a strategic location for service-based businesses, fleet operations, and industrial users. Building A features five new 12' x 14' grade-level overhead doors, including two drive-through bays, a drive-through wash bay, and an open-span warehouse measuring approximately 100' x 80' with concrete floors and floor drains. The office component includes a reception area, three private offices, a boardroom, washrooms, staff space, and storage on the main floor with some newer windows on the front. The upper floor provides three additional offices, a second boardroom, and more space for storage or administrative use. This facility is equipped with a newer 120/208 volt, 3-phase, 400 amp electrical system, new HVAC with air conditioning in the office areas, overhead heaters and exhaust fans in the warehouses, and a new 100-gallon hot water tank in building A. A new roof is installed. Building B offers eight new 14' x 20' grade-level overhead doors, including four drive-through bays, and a warehouse measuring approximately 100' x 160'. It features an 8-foot wide concrete apron with a compacted gravel floor and newer overhead heating units. The site provides ample parking and a generous marshalling area at the rear, offering excellent functionality for larger vehicle movements. Zoned PRA2, this property is designed to support a wide range of industrial uses. Tenants are responsible for all

operating costs (Additional Rent), recoverable expenses, and property taxes. This is a rare opportunity to secure a well-equipped industrial facility in a high-demand corridor with excellent access, visibility, and supporting infrastructure.