



GRASSROOTS
REALTY GROUP

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**10015 MAIN Street
Fort McMurray, Alberta**

MLS # A2255953



\$800,000

Division: Downtown

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: PREVIOUSLY MITCHELLS CAFE & RCMP BARRACKS

Bus. Name: -

Size: 3,239 sq.ft.

Zoning: CBD1

Heating: Boiler, Natural Gas, Radiant

Floors: -

Roof: Asphalt Shingle

Exterior: See Remarks

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.24 Acre

Lot Feat: Corner Lot

You can OWN this historic Property today! Once was the RCMP Barracks and in the 1990's through extensive renos was repurposed to the most recent tenant the Iconic Mitchell's Cafe. Comprising of a Main floor street front walk-up Retail/Cafe/office space and on the 2nd floor you have a self contained 3 Bedroom + den apartment. This property also has a full concrete basement as well. Sitting on a 10,400 sqft corner lot at 10015 MAIN Street downtown Fort McMurray is property is ready for a new owner! The reported age of Construction is 1950; although in 2016 underwent more significant renovations such as Shingles, windows, painting, flooring, LED lighting, fencing and renovated baths, interlocking brick driveway and more. You have a 200 AMP service and 4 wall AC Units with Radiant Boiler heating, large front patio deck for customers. If you would love to learn more call today! Zoned CBD1