



**GRASSROOTS**  
REALTY GROUP

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**10015 MAIN Street  
Fort McMurray, Alberta**

**MLS # A2255953**



**\$800,000**

<b>Division:</b>	Downtown
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	PREVIOUSLY MITCHELLS CAFE & RCMP BARRACKS
<b>Bus. Name:</b>	-
<b>Size:</b>	3,239 sq.ft.
<b>Zoning:</b>	CBD1

<b>Heating:</b>	Boiler, Natural Gas, Radiant	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Utilities:</b>	-
<b>Exterior:</b>	See Remarks	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.24 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Corner Lot
<b>Inclusions:</b>	N/A		

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