



GRASSROOTS
REALTY GROUP

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8104 Fraser Avenue
Fort McMurray, Alberta

MLS # A2270345



\$18 per sq.ft.

Division: Downtown

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 5,600 sq.ft.

Zoning: PRA2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.43 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Discover approximately 5,600 sq. ft. of premium lower-level commercial space located inside the well-known Townhall Building on Fraser Avenue — one of Fort McMurray's most recognizable locations. This quality space offers exceptional flexibility for a variety of uses, including fitness studios, professional offices, recreational facilities, retail, or specialty services. The layout allows for both shared and private access points, giving tenants the option to operate independently or in coordination with other successful businesses within the building. The space offers separate men's and women's washrooms and well-maintained common areas that provide a professional and welcoming atmosphere. Join a thriving tenant mix in an established location surrounded by many long standing businesses with strong vehicle traffic and ample parking. Lease rate includes op costs, common area cleaning, Tenants restroom cleaning services, and water. Electrical and Gas utilities are metered separate