



105, 9904 Franklin Avenue
Fort McMurray, Alberta

MLS # A2274589



\$28 per sq.ft.

Division: Downtown

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,880 sq.ft.

Zoning: CBD1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.15 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Positioned along one of Fort McMurray's busiest corridors, this high-visibility, ground-floor space offers exceptional exposure on Franklin Avenue in the core business district. The open-concept layout with staff room and washroom;currently improved for cannabis retail;can be easily adapted for a wide range of uses, including wellness and medical, personal services, specialty retail, fitness, professional offices, or community-focused operations. Enjoy a highly walkable, central location directly across from the RMWB and Provincial Building, with convenient access to major retail centres, Peter Pond Mall, hotels, the new Kiyam Community Park, the developing Arts Centre, and the world-class MacDonald Island Park. The area draws steady daily traffic from residents, students, professionals, and visitors;offering outstanding visibility for your business. The premises include a professional reception area, multiple offices, storage, and washrooms, creating a versatile space that can support both customer-facing and operational needs. Ample on-site parking enhances convenience for staff and clients. Operating costs are approximately \$4.00 PSF, with utilities metered separately;providing cost efficiency and flexibility as you tailor the space to suit your business.