



GRASSROOTS
REALTY GROUP

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**8109 Fraser Avenue
Fort McMurray, Alberta**

MLS # A2104949



\$17 per sq.ft.

Division: Downtown

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,560 sq.ft.

Zoning: PRA2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: Public

Lot Size: -

Sewer: Public Sewer

Lot Feat: -

Inclusions: N/A

Flexible and Affordable Warehouse Space for Lease. This 1560 sqft. space offers a main floor with an office, washroom, flexible open area and warehouse with an overhead door. Can be leased on its own or in combination with an additional 850 SF of upper floor office with washroom. The opportunity offers a wide variety of uses including light industrial. Side lane access to the warehouse and ample parking in front of the premises. Centrally located in Downtown Fort McMurray, an ideal location for small businesses looking to optimize their operations. Situated in a prime area, it offers easy access to major transportation routes and easy access to Highway 63 and all downtown services. Affordable Estimated Op costs - \$5.35 PSF includes property tax, landlord insurance, HVAC, professional management, capital expense, structure maintenance, lawn care and snow removal. Utilities are metered separately.