



GRASSROOTS
REALTY GROUP

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8127 Fraser Avenue
Fort McMurray, Alberta

MLS # A2111564



\$22 per sq.ft.

Division: Downtown

Type: Warehouse

Bus. Type: Auto Parts, Commercial, Mixed, Professional/Office, Retail, Warehouse

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,882 sq.ft.

Zoning: PRA2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: Public

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

2882 SF WAREHOUSE WITH SHOWROOM/OFFICE. Professionally Improved Front Reception/Showroom with washrooms and direct access to the large warehouse with overhead door, grade loading & floor drains. The additional 748 SF fully developed Upper Mezzanine is RENT FREE and features a large boardroom/office, and washrooms. This Flexible floor plan will accommodate a variety of users. Rear Lane Access to warehouse and excellent exposure and walk-up access from Fraser Ave. 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. Parking at the rear of the bay. Affordable Estimated Op costs include property tax, landlord insurance, HVAC, professional management, capital expense, structure maintenance, lawn care and snow removal. Utilities are metered separately.