



**GRASSROOTS**  
REALTY GROUP

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**110, 9401 Franklin Avenue  
Fort McMurray, Alberta**

**MLS # A2184598**



**\$10 per sq.ft.**

<b>Division:</b>	Downtown
<b>Type:</b>	Office
<b>Bus. Type:</b>	Accounting,Administrative and Support ,Arts and Entertainment,Commercial ,
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	Franklin Professional Centre
<b>Bus. Name:</b>	-
<b>Size:</b>	2,985 sq.ft.
<b>Zoning:</b>	FRA1

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	1.05 Acres
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

2985 SF Flexible Main Level Space open for development opportunities, features washroom. Unit 100 and 110 can be combined to a total massive, main level space of 10,508 SF. Unlock your business's full potential with these inspiring and productive spaces designed for success. Located in Fort McMurray's most central business district, this two-storey professional building offers exceptional visibility fronting Franklin Avenue—a prime location for any business. Key Features: Flexible lease terms to suit your needs. Affordable Op costs \$10.97 PSF (includes utilities). Space available from 2,117 to 10,508 square feet. Exposure to over 26,880 vehicles a day. Current total available leasable area of 18,134 square feet. Zoned FRA1, ideal for a variety of uses including office, medical, professional services, or spa. Ample surface parking stalls are available. Your Future Business Hub: whether you're a startup or an established brand, this space provides everything you need to thrive. With high foot traffic and a location that caters to both professionals and residents, your business will be perfectly positioned for growth. Don't miss the opportunity to establish a strong presence in Fort McMurray. Contact us today to book a tour and explore the possibilities!