



**GRASSROOTS**  
REALTY GROUP

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**120, 9401 Franklin Avenue  
Fort McMurray, Alberta**

**MLS # A2184599**



**\$21 per sq.ft.**

<b>Division:</b>	Downtown
<b>Type:</b>	Office
<b>Bus. Type:</b>	Administrative and Support ,Child Care,Commercial ,Health Services,Medical
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	Franklin Professional Centre
<b>Bus. Name:</b>	-
<b>Size:</b>	2,117 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		

2117 SF Developed Main Level Space Perfect for Office/Medical Opportunities! Unit 120 has side access facing the busy Northern Lights Shopping Centre and Franklin Avenue and a washroom. This space can be developed to suit your business's use. 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. Spaces available from 2,117 to 10,508 square feet. Affordable Op costs \$10.97 PSF (includes utilities). 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!