208, 9401 Franklin Avenue
Fort McMurray, Alberta

MLS # A2184601

$15 per sq.ft.

Division:	Downtown
Type:	Office
Bus. Type:	Accounting,Barber/Beauty,Commercial ,Fitness,Health Services,Medical ,Offic
Sale/Lease:	For Lease
Bldg. Name:	Franklin Professional Centre
Bus. Name:	-
Size:	2,700 sq.ft.
Zoning:	FRA1

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

2700 SF Turnkey & Developed, Professional Office Ready for Immediate Occupancy! Units 206 and 208 can be combined for a total of 5509 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: Elevator access, 2 sets of common washrooms, lease terms to suit your needs. Spaces available from 2,117 to 10,508 square feet. Exposure to over 26,880 vehicles a day. Affordable Op costs $10.97 PSF (includes utilities). 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!