

FOR LEASE | 8125 FRASER AVENUE

Professionally Improved Warehouse + Showroom & Offices Downtown

RATE (MAIN FLOOR): \$23.50 PSF
RATE (MEZZANINE): RENT FREE

OP COSTS:

\$5.22 PSF
(only payable on the main floor)

MUNICIPAL ADDRESS: 8125 Fraser Avenue, Fort McMurray, AB T9H 1W5

PROPERTY SIZE: 2,882 SF

LEGAL ADDRESS: Plan 6344AY, Block 9, Lot 26

ZONING: PRA2

FEATURES:

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. Bay can be leased as a single bay or combined with bay 8127 for a total of 5748 SF ground floor and 1496 SF RENT FREE Mezzanine. 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.



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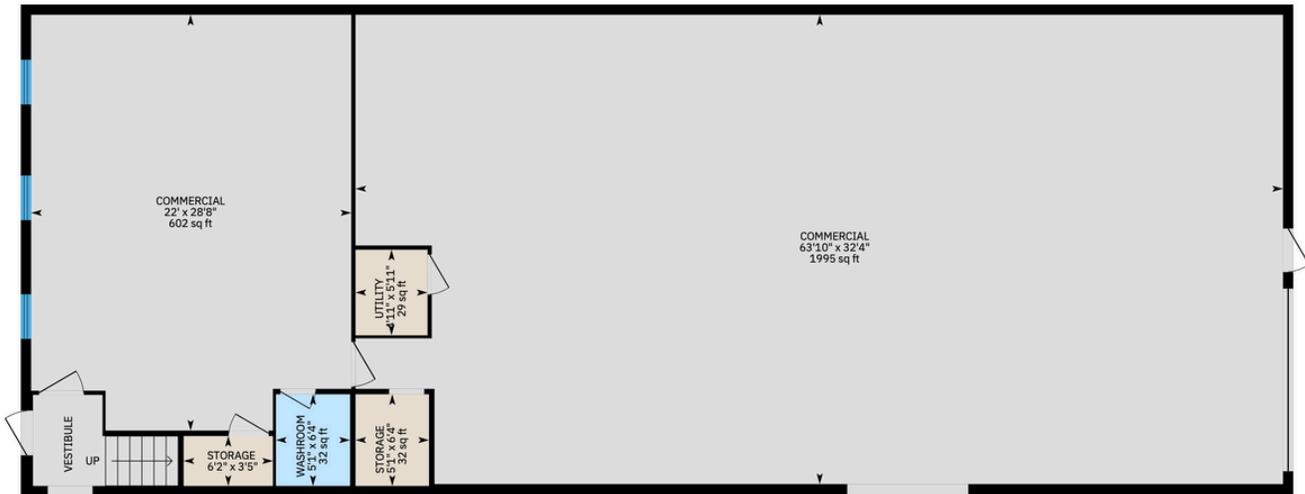
COMMERCIAL SALES | ACQUISITIONS | LEASING SERVICES

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***MEASUREMENTS NOT TO BE USED AS BOMA STANDARD**

LOCATION INFORMATION:

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.



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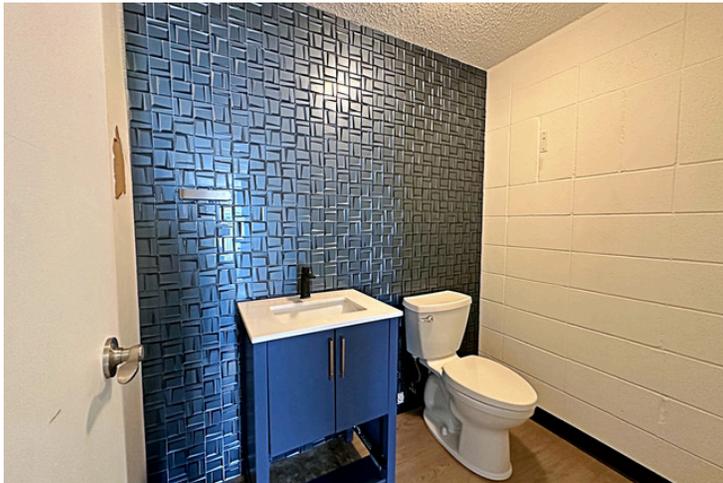
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