



## Downtown Office Building For Sale

The Athabasca Building (10010 Franklin Avenue) is a two storey office building complete with fully improved office spaces. The building is situated in a high exposure lower Townsite location fronting onto Franklin Avenue, with convenient proximity to downtown Fort McMurray's abundant amenities, and quick access to Memorial Drive and public transportation nodes.

- Located in the lower townsite
- 7,200 SF split equally across two storeys
- High exposure Franklin Avenue location
- Public and private parking
- Fully improved office spaces
- Lease opportunities available
- \$1,750,000 asking price

## Get more information

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# Downtown Office Building For Sale

10010 Franklin Avenue, Fort McMurray, AB



Road Access  
**Franklin Avenue**



Total Building Size  
**7,200 SF**

## Property Details

Civic Address:	10010 Franklin Avenue, Fort McMurray, AB
Legal Plan:	Plan 616AO; Block 10; Lot 18
Property Type:	Two storey office building
Zoning:	CBD1 - Central Business District
Parking:	Rear paved/streetfront
Location:	Lower Townsite
Main Floor:	3,600 SF
Second Floor:	3,600 SF
Improvements:	Fully built out main and second floor offices
Asking Price:	\$1,750,000



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