

9906 Franklin Av

Retail & Office Space for Lease

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105-9906 Franklin Ave

High Exposure Retail & Professional Space
Prime Franklin Avenue Location

- Well suited for pharmacy, optometry, jewellery, boutique, medical or professional services.
- Excellent exposure
- Prominent signage opportunity
- On-site parking available
- Quick access to Highway 63



Rental Rate:	\$28.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront
Gross Leasable Area:	4,839 SF
Year Built:	1970
Walk Score ®:	85 (Very Walkable)
Rental Rate Mo:	\$2.33 /SF/MO

1st Floor Ste 101-9906

Space Available	2,300 SF
Rental Rate	\$28.00 /SF/YR
Date Available	30 Days
Service Type	Double Net
Built Out As	Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

2300 sq. ft. with 25' fronting onto main downtown thoroughfare

Major Tenant Information

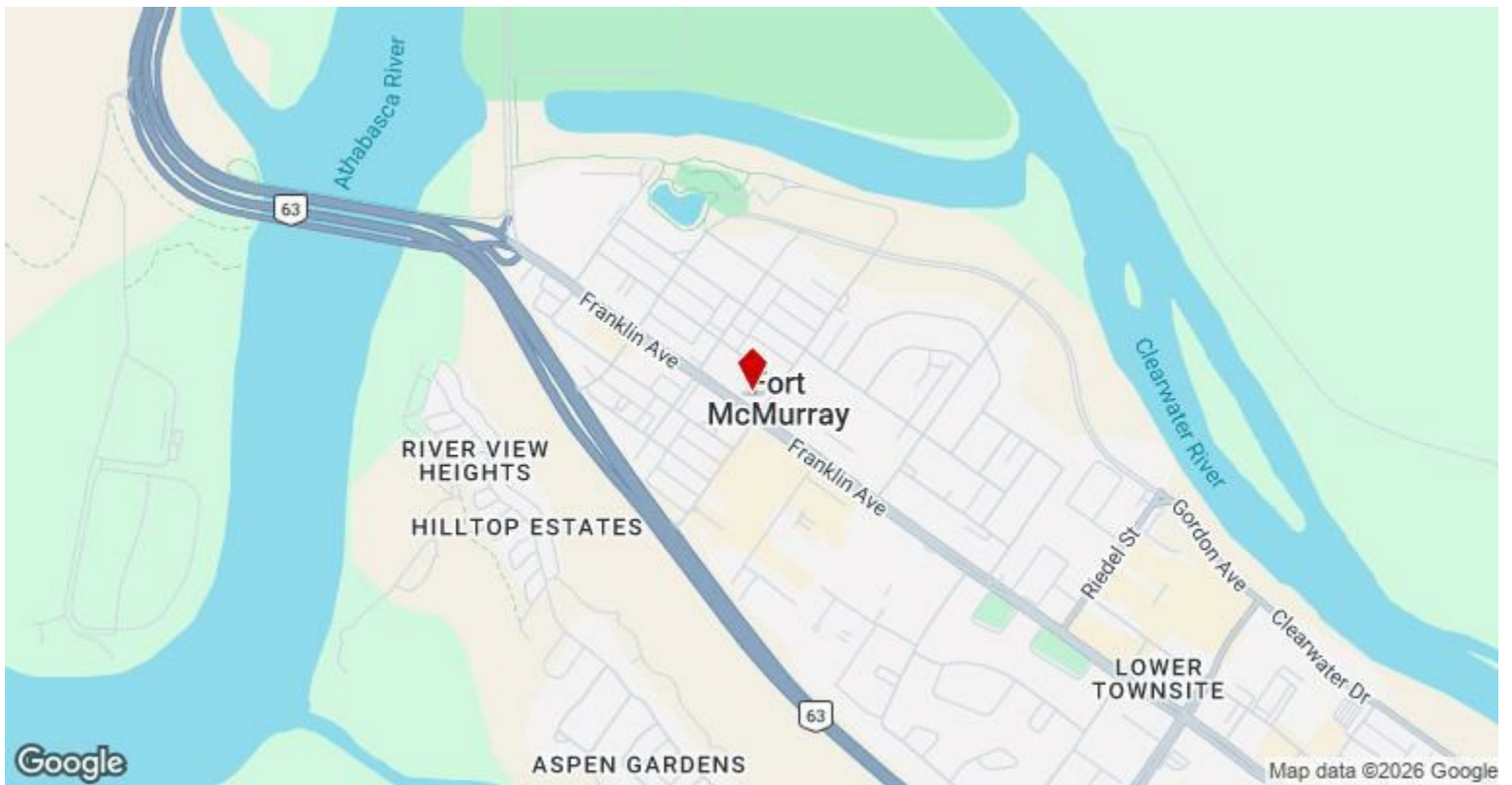
Tenant

SF Occupied

Lease Expired

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June 2029



Strategically located on Franklin Avenue, one of Fort McMurray's primary commercial corridors, offering strong daily traffic, excellent visibility, and convenient access to Highway 63. Surrounded by established businesses in the heart of the city's commercial district.