

FOR LEASE | 8109 FRASER AVENUE (BAY)

Flexible & Affordable, Warehouse Space Downtown

RATE: \$17.00 PSF

OP COSTS: \$5.51 PSF

MUNICIPAL ADDRESS: 8109 Fraser Avenue, Fort McMurray, AB T9H 1W5

PROPERTY SIZE: 1,560 SF

LEGAL ADDRESS: Plan 8321614, Lot 1

ZONING: PRA2

FEATURES:

Flexible and Affordable Warehouse Space for Lease. This 1560 sqft. space offers main floor with office, washroom, flexible open area and warehouse with overhead door. The opportunity offers a wide variety of uses including light industrial. Side lane access to the warehouse, Ample parking in front of the premises. 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. Affordable Estimated Op costs - \$5.51 PSF includes property tax, landlord insurance, HVAC, professional management, capital expense, structure maintenance, lawn care and snow removal. Utilities are metered separately.



FORTMCMURRAY
COMMERCIALPROPERTIES.COM

9905 SUTHERLAND ST.
FORT MCMURRAY, AB
T9H 1V3

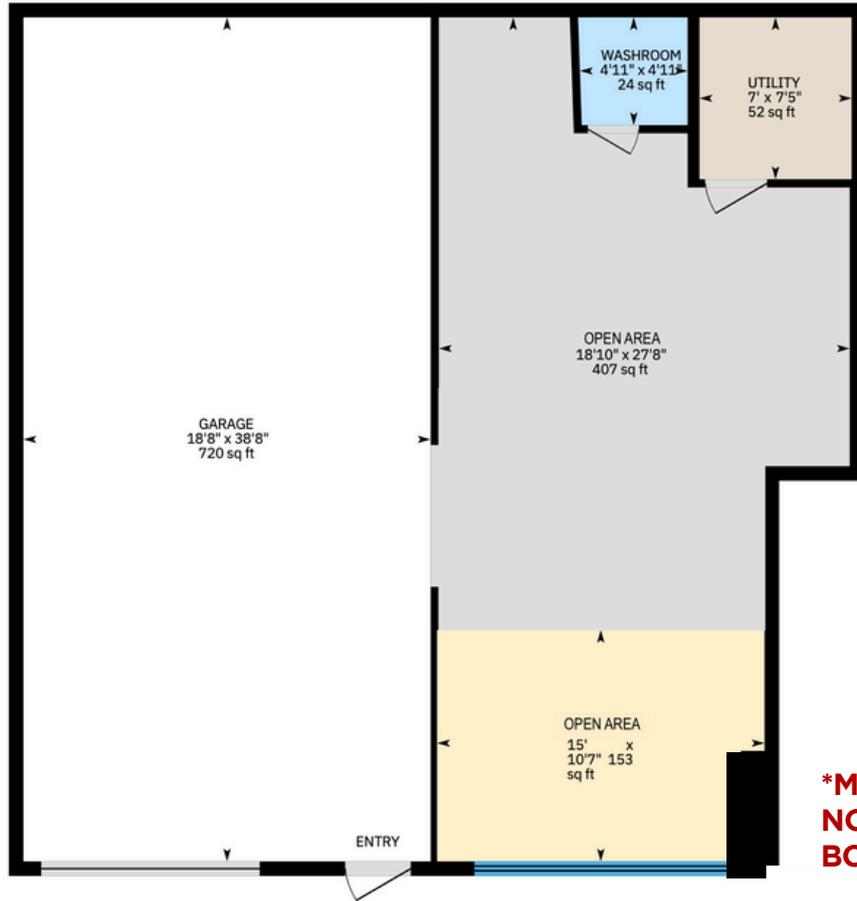
COMMERCIAL SALES | ACQUISITIONS | LEASING SERVICES

SUSAN LORE REALTOR®
SUSAN@THELOREGROUP.COM
(780) 714 - 1060

TRISTAN PARKER REALTOR®
TRISTAN@THELOREGROUP.COM
(780) 799 - 1509

FOR LEASE | 8109 FRASER AVENUE (BAY)

Flexible & Affordable, Warehouse Space Downtown



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.



FORTMCMURRAY
COMMERCIALPROPERTIES.COM
9905 SUTHERLAND ST.
FORT MCMURRAY, AB
T9H 1V3

COMMERCIAL SALES | ACQUISITIONS | LEASING SERVICES

SUSAN LORE REALTOR®
SUSAN@THELOREGROUP.COM
(780) 714 - 1060

TRISTAN PARKER REALTOR®
TRISTAN@THELOREGROUP.COM
(780) 799 - 1509

FOR LEASE | 8109 FRASER AVENUE (BAY)

Flexible & Affordable, Warehouse Space Downtown



FORTMCMURRAY
COMMERCIALPROPERTIES.COM

9905 SUTHERLAND ST.
FORT MCMURRAY, AB
T9H 1V3

COMMERCIAL SALES | ACQUISITIONS | LEASING SERVICES

SUSAN LORE REALTOR®
SUSAN@THELOREGROUP.COM
(780) 714 - 1060

TRISTAN PARKER REALTOR®
TRISTAN@THELOREGROUP.COM
(780) 799 - 1509