

FOR LEASE | 8112 FRASER AVENUE

# Multi-Sport Building with Flexible Use in the Heart of Downtown

**RATE:** \$27.00 PSF

**OP COSTS:** Included in Lease Rate

**MUNICIPAL ADDRESS:** 8112 Fraser Avenue, Fort McMurray, AB T9H 1W6

**PROPERTY SIZE:** 1,765 SF

**LEGAL ADDRESS:** Plan 1922345, Block 4, Lot 46

**ZONING:** PRA2

**FEATURES:**

The year-round sports Facility features 1765 SF of space available for Lease. Perfect for all types of recreation or community uses. Clear ceiling Heights of 18' and ample shared parking. The accommodation features shared washroom facilities. Supported by neighbouring The Fort Martial Arts and Crossfit Crude and located in the River Station Warehouse District which serves as a hub for an exciting, new urban centre along the Clearwater River.



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9905 SUTHERLAND ST.  
FORT MCMURRAY, AB  
T9H 1V3

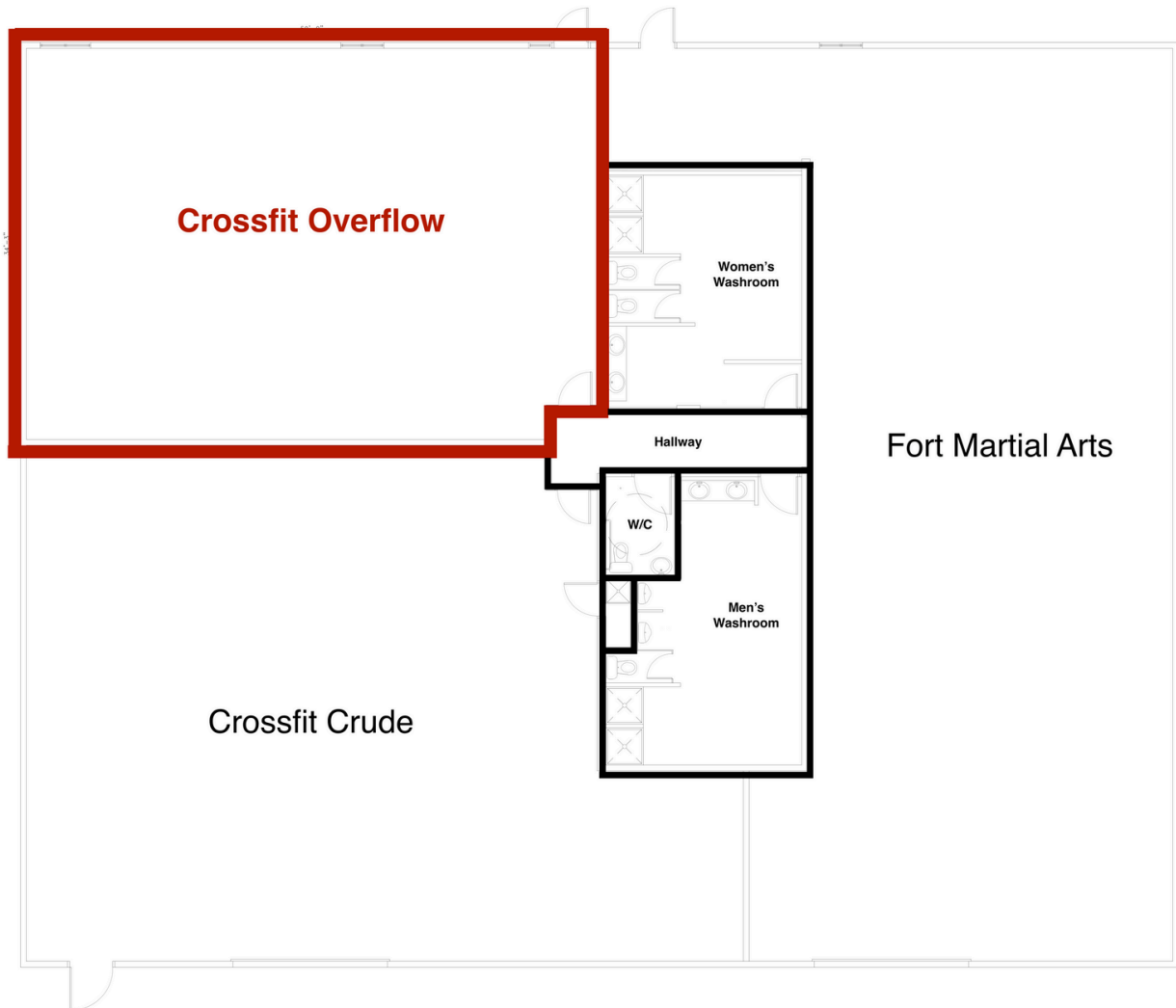
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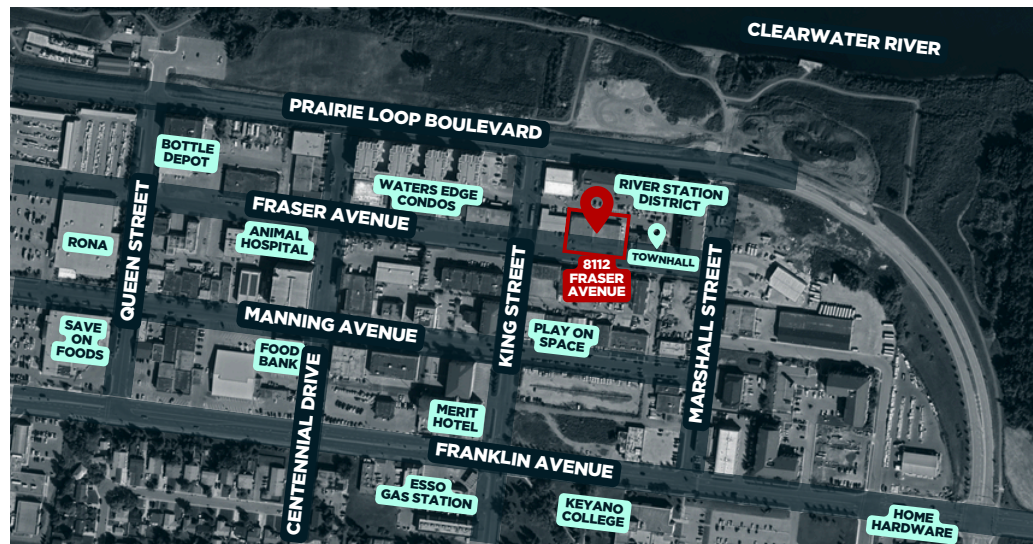


**LOCATION INFORMATION:**

Located in the River Station Warehouse District which serves as a hub for an exciting, new urban centre along the Clearwater River.

Near the highly sought-after Waters Edge upscale condos this growing waterfront community is the new heartbeat of downtown with quick access to Franklin Ave and Highway 63.

Surround your business with other attractive shops, restaurants, and the Townhall Wellness Centre.



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