

Princess Building

8302 Fraser Ave, Fort McMurray, AB T9H 1X1



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Property Details

Newer Windows
Street access
Newer furnace
Fully developed
Modern finishing

Price: Upon Request

- Modern developed office space
- Mechanical and electric upgrades
- Newer Windows
- Street access

Rental Rate: Upon Request
Property Type: Retail
Property Subtype: Storefront Retail/Office
Gross Leasable Area: 6,000 SF
Year Built: 1980
Walk Score ®: 66 (Somewhat Walkable)
Rental Rate Mo: Upon Request

View the full listing here: <https://www.loopnet.com/Listing/8302-Fraser-Ave-Fort-McMurray-AB/22201423/>

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Listing space

1st Floor Ste 2

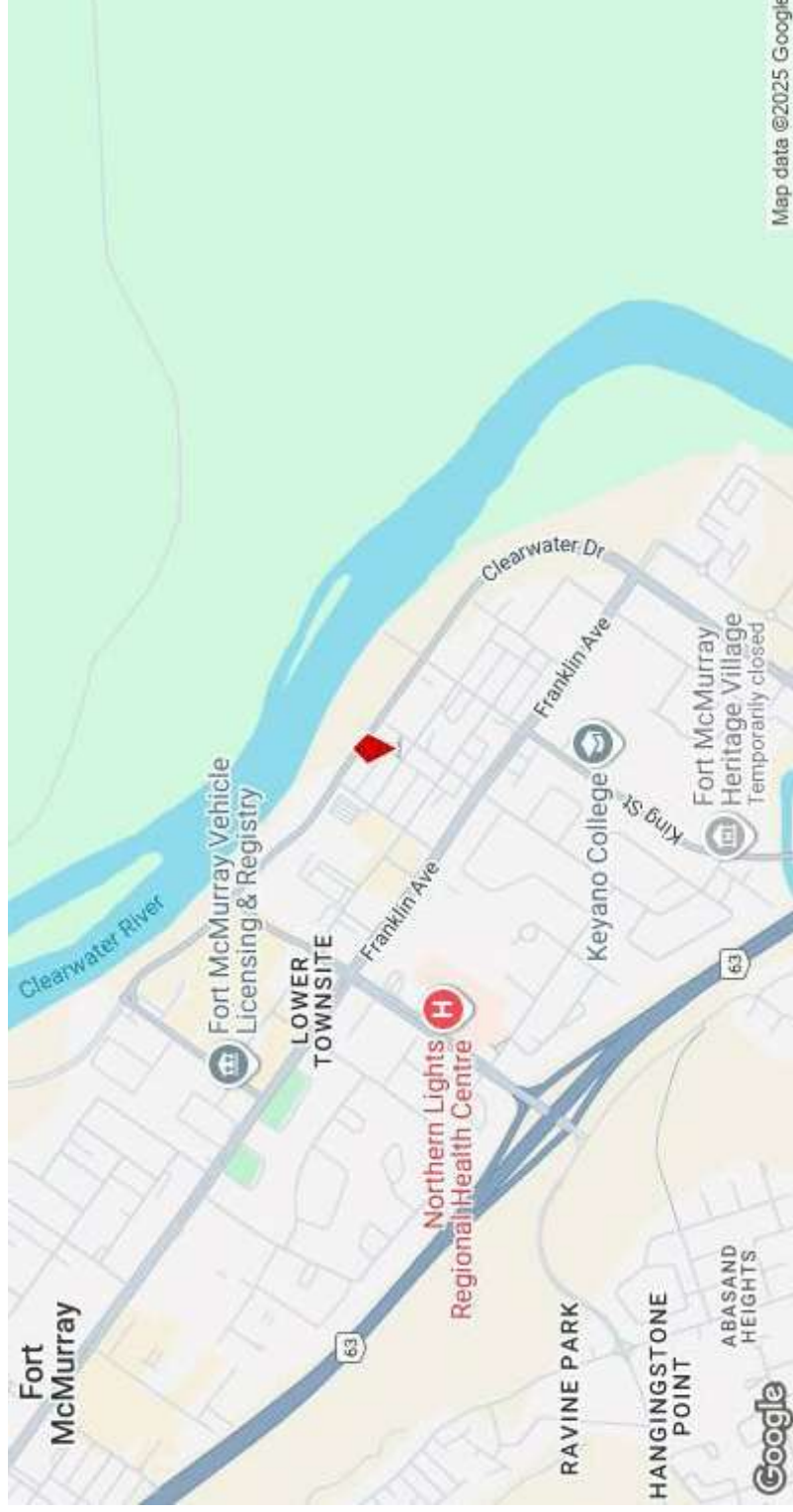
Space Available:	750 SF
Rental Rate:	\$2,500.00 per/mo
Date Available:	Immediate
Service Type:	Absolute NET
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office
Lease Term:	Negotiable

Professionally developed self contained office space with street access located downtown. Approx 750 sq. ft. 2 offices, reception, conference room, 2 pc washroom. Tenant share of Common Area Cost pre-estimated at \$450.00 per month. This includes but not limited to Water, Sewer, Natural Gas, basic snow removal, City Taxes, Building replacement insurance, exterior maintenance. Tenant pays Power and Garbage separately

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Location



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Property Photos



Bay 2

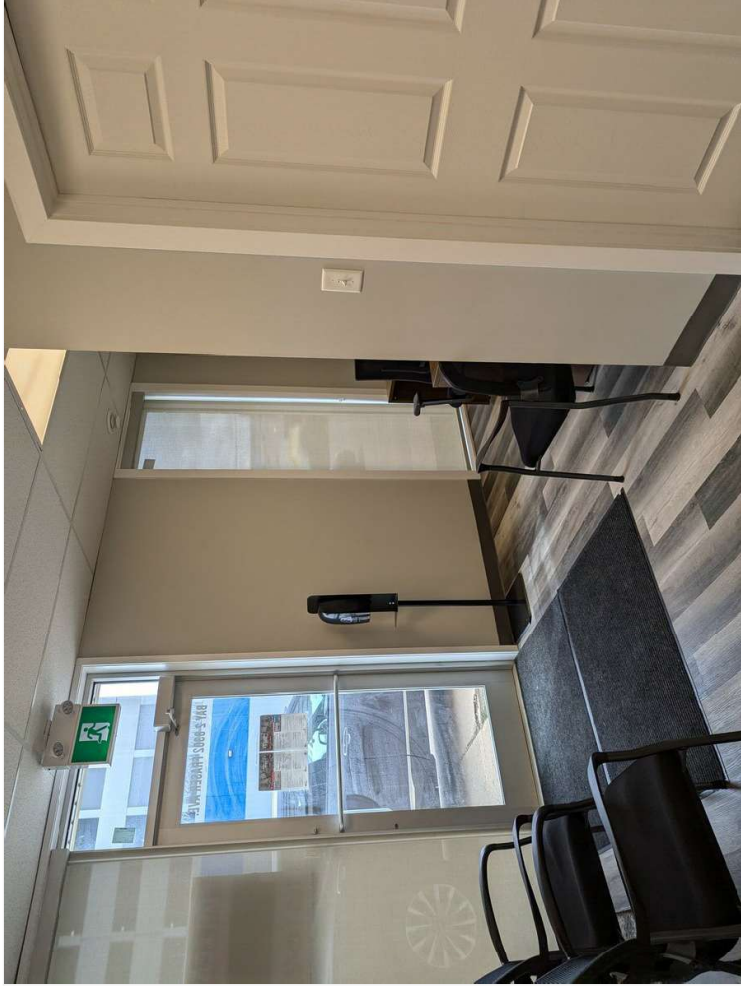


Bay 2

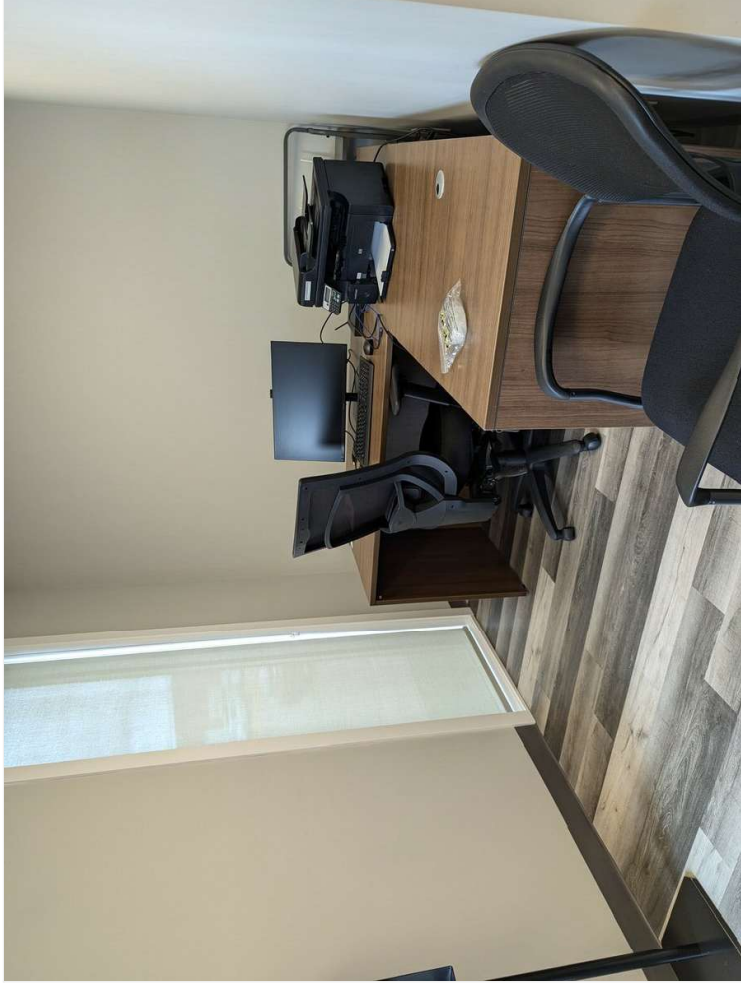
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Bay 2

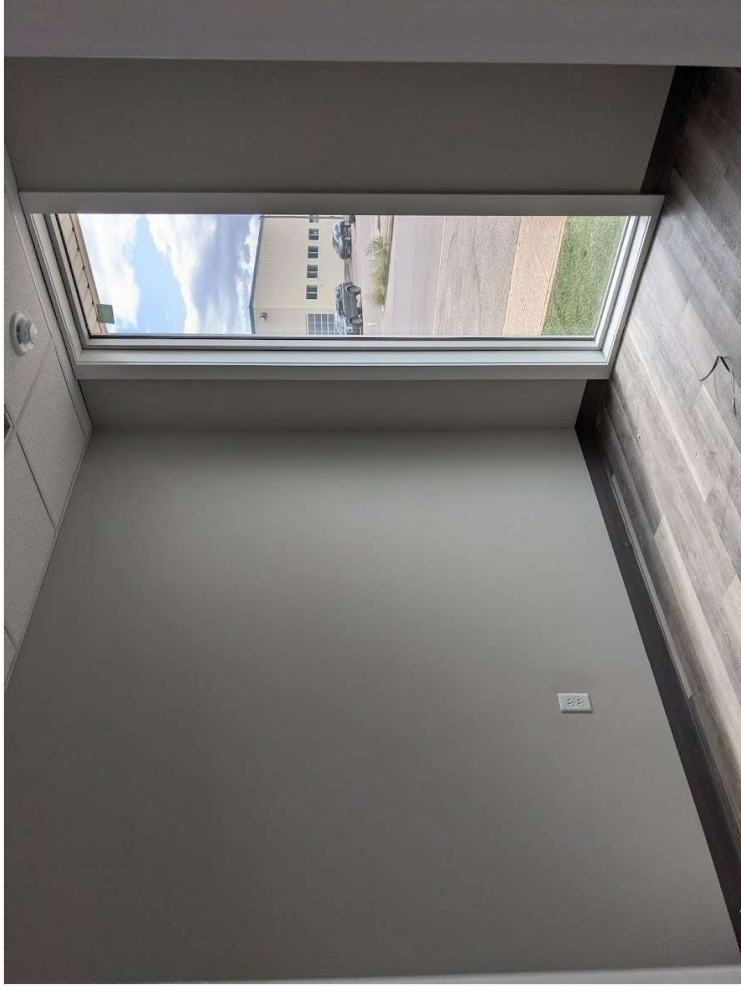


Bay 2

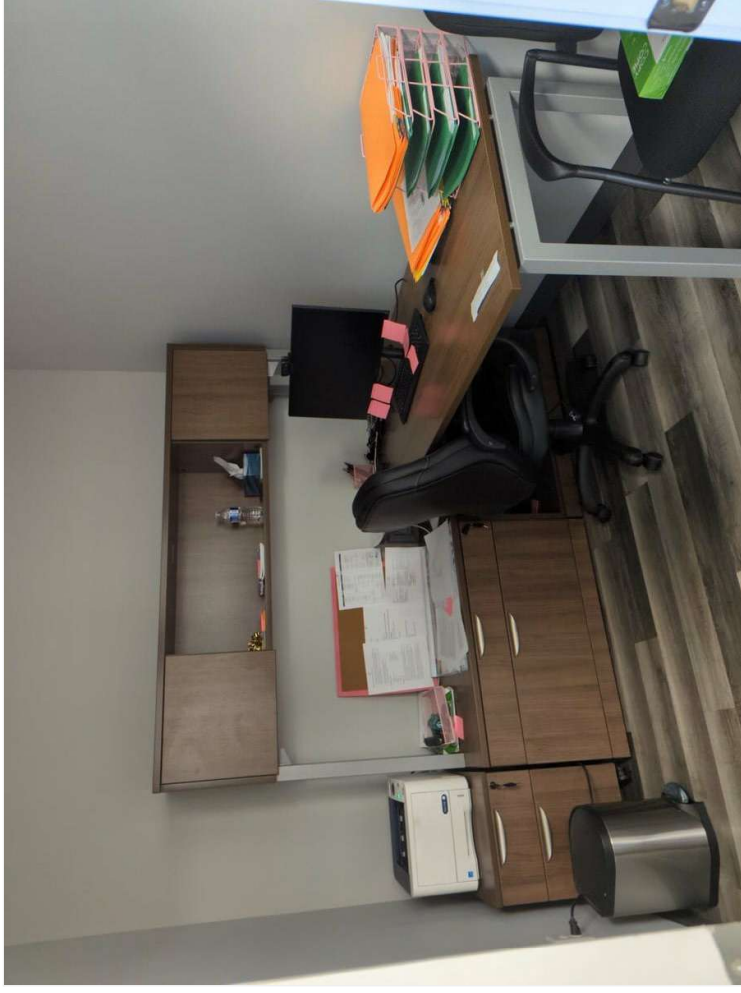
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Bay 2



Bay 2

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Bay 2



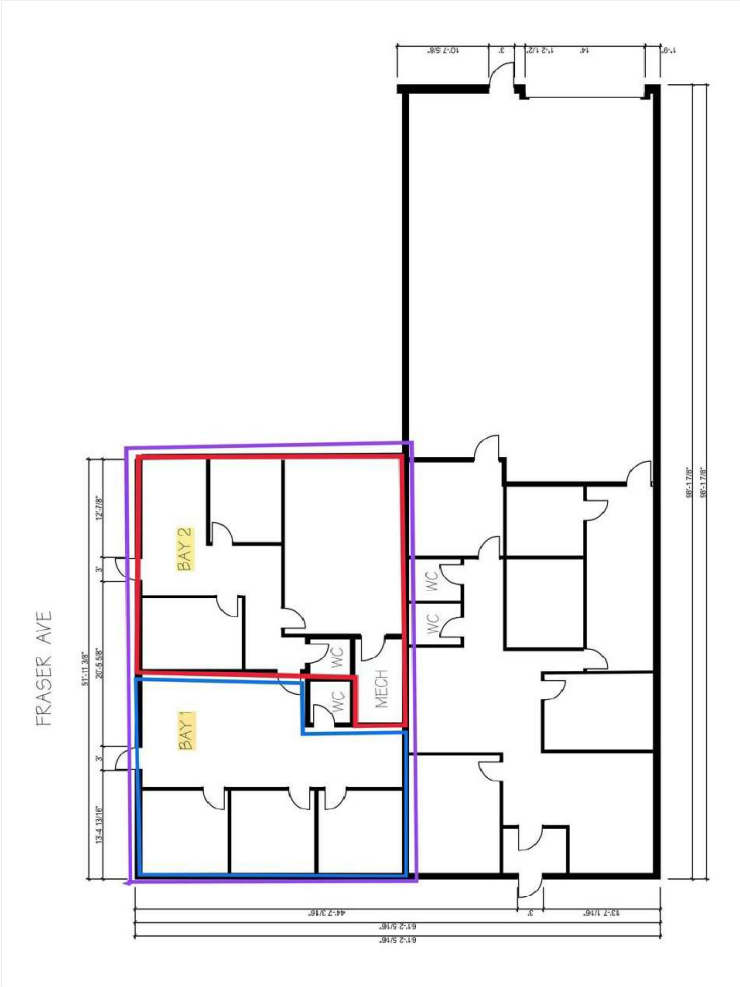
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Before exterior facade work



1/2 floor plan

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