

FOR SUBLICENSE | 8030 GOLOSKY AVENUE

# 37,000 SF Prime Industrial Facility in the Heart of Downtown Fort McMurray

An exceptional opportunity to lease 37,000 square feet (+/-) of functional industrial space, ideally situated on a 1.9-acre site in Fort McMurray's Lower Townsite. This two-building industrial facility offers prime exposure and convenient access to Highway 63, Franklin Avenue, Prairie Loop Boulevard, and public transportation, making it a strategic location for service-based businesses, fleet operations, and industrial users. The site provides ample parking and a generous marshalling area at the rear, offering excellent functionality for larger vehicle movements. Zoned PRA2, this property is designed to support a wide range of industrial uses. Tenants are responsible for all operating costs (Additional Rent), recoverable expenses, and property taxes. This is a rare opportunity to secure a well-equipped industrial facility in a high-demand corridor with excellent access, visibility, and supporting infrastructure. Contact us for more information and to book a showing.



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COMMERCIALPROPERTIES.COM



9905 SUTHERLAND ST.  
FORT MCMURRAY, AB  
T9H 1V3

COMMERCIAL SALES | ACQUISITIONS | LEASING SERVICES

**SUSAN LORE** REALTOR®  
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### PROPERTY INFORMATION

**RATE:** **\$10.00 PSF + GST**

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**LEGAL ADDRESS:** Plan: 5987RS, Block: 1, Lot: 2 & 3

**MUNICIPAL ADDRESS:** 8030 Golosky Avenue,  
Fort McMurray, AB T9H 1V5

**ZONING:** PRA2

**PROPERTY SIZE:** 37,000 SF (+/-)

**LOCATION:** **Downtown Fort McMurray**  
Strategically located in Downtown Fort McMurray with seamless connectivity to major transportation routes and essential services.

#### OFFICE AREA:

- **Main Floor:** Reception area, 3 private offices, a boardroom, washrooms, staff space, and storage
- **Upper Floor:** 3 additional offices, a second boardroom, and more space for storage or administrative use.

#### BUILDING A:

- 5 new 12' x 14' grade-level overhead doors
- 2 drive-through bays
- Drive-through wash bay
- Open-span 100' x 80' warehouse with concrete floors and floor drains
- Newer 120/208 volt, 3-phase, 400 amp electrical system
- New HVAC with air conditioning
- Overhead heaters and exhaust fans in the warehouses
- New 100-gallon hot water tank
- New roof is currently being installed

#### BUILDING B:

- 8 new 14' x 20' grade-level overhead doors
- 4 drive-through bays
- Spacious Warehouse (approx. 100' x 160')
- 8-foot wide concrete apron with a compacted gravel floor
- Newer overhead heating units



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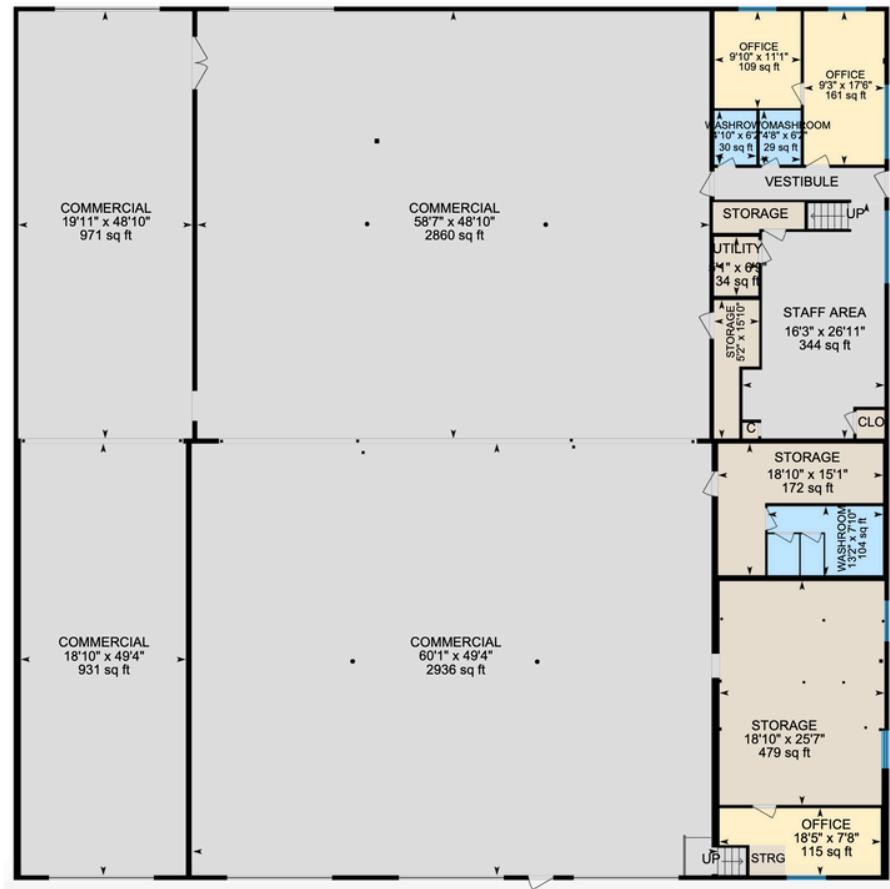
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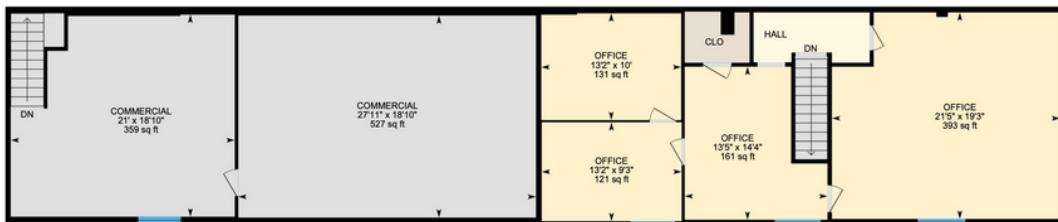
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***Not a BOMA measurement***  
*-Interior dimensions shown are for tenant planning purposes only.*



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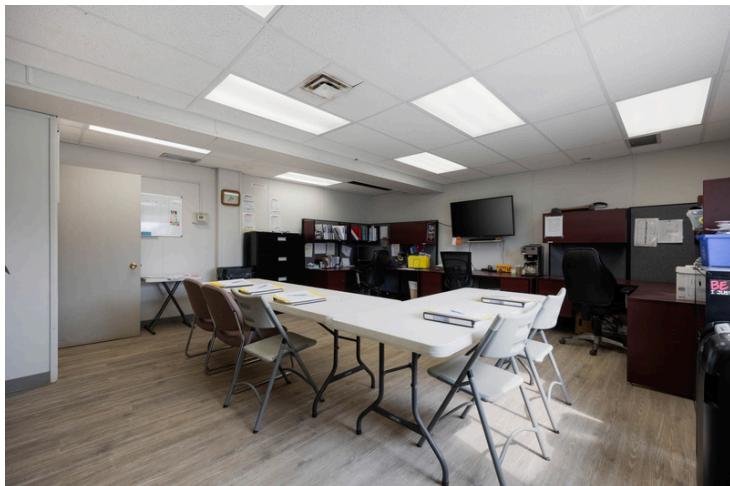
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