



## 9904 Franklin Ave in Fort McMurray

Retail & Office Space for Lease

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## 9904 Franklin Avenue

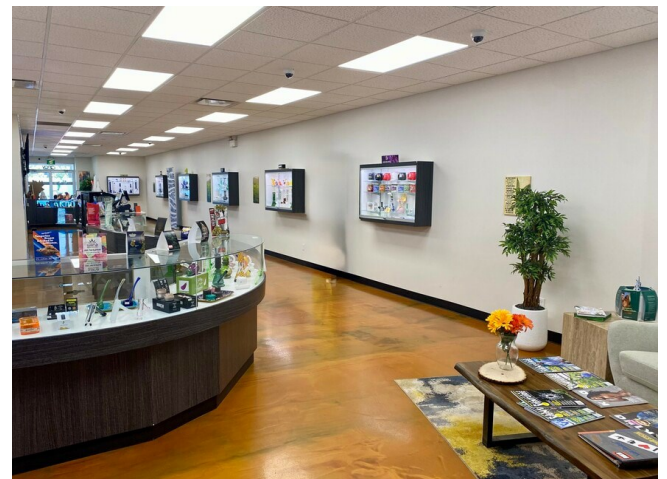
High-Exposure Retail & Professional Space in Prime Franklin Avenue Location

Well-suited for pharmacy, optometry, jewellery, boutique clothing, medical or professional services.

- Excellent exposure
- Prominent signage opportunity
- On-site parking available
- Extra large vault onsite
- Quick access to Highway 63

For more information visit:

<https://www.loopnet.com/Listing/9904-Franklin-Ave-Fort-McMurray-AB/34834355/>



Rental Rate:	\$28.00 /SF/YR
Min. Divisible:	1,800 SF
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	5,000 SF
Year Built:	1970
Walk Score ®:	84 (Very Walkable)
Rental Rate Mo:	\$2.33 /SF/MO

## 1st Floor Ste 105-9904

Space Available	1,800 - 2,880 SF
Rental Rate	\$28.00 /SF/YR
Date Available	Now
Service Type	Double Net
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

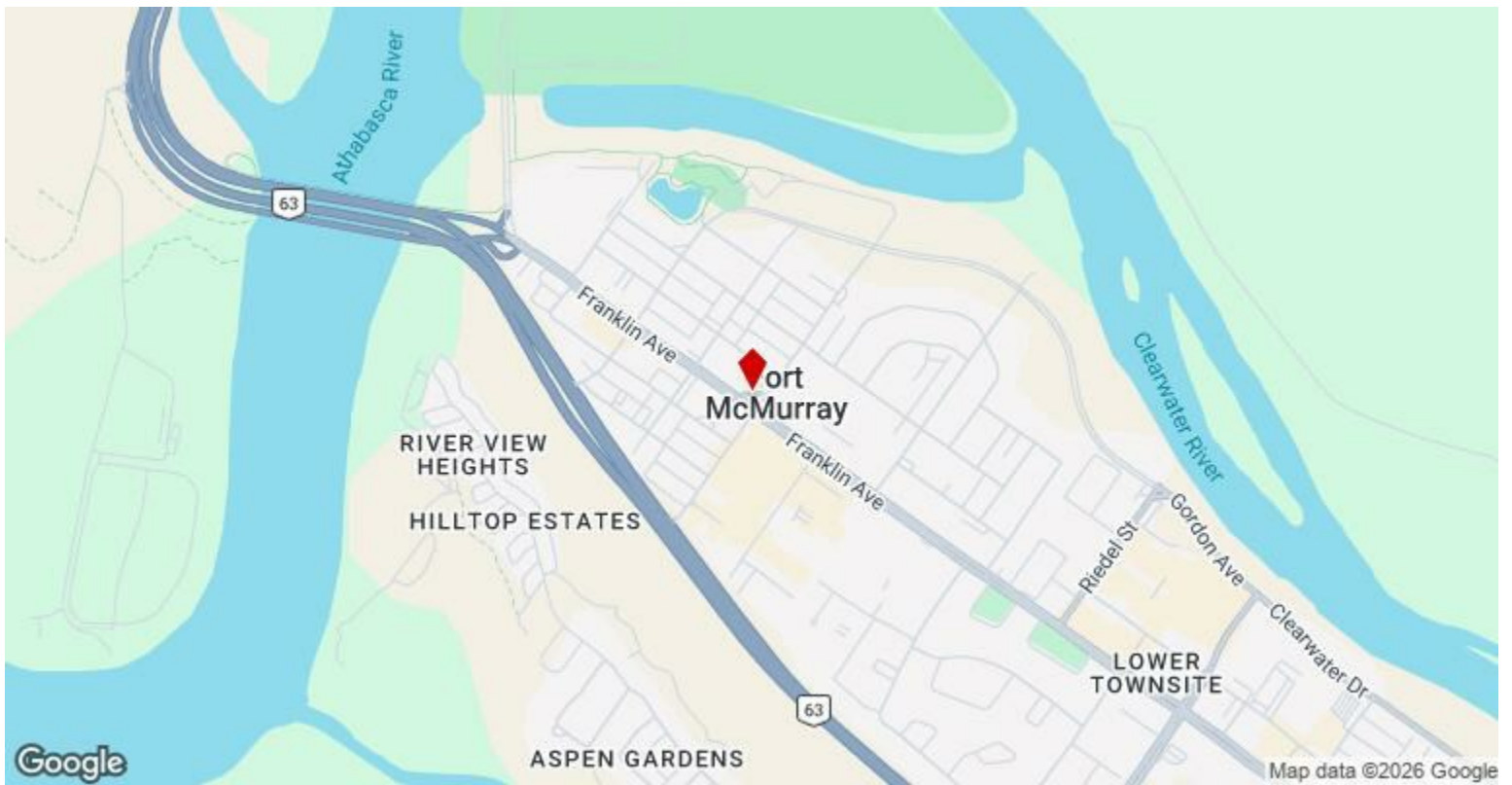
This 2,880 sq. ft. space offers a high-quality, professionally built-in retail environment. Features include built-in glass display cabinetry, a comprehensive security system, and an oversized steel vault. The flexible layout allows for demising to accommodate multiple tenants or leasing the entire premises to a single user. Tenant improvements and custom built-out options are negotiable.

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## Major Tenant Information

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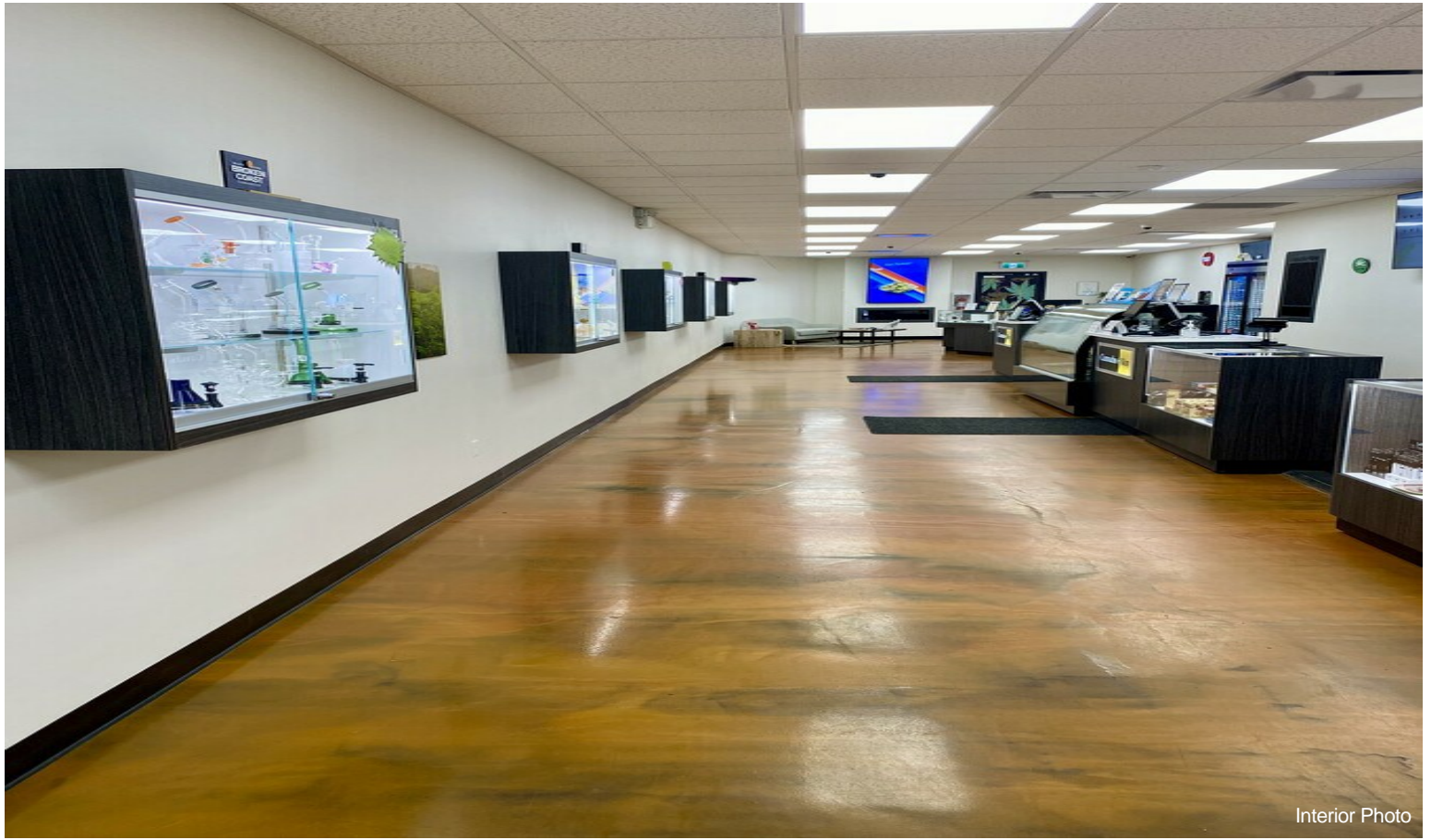
Tenant	SF Occupied	Lease Expired
Budget Buds	-	



## 9904 Franklin Ave, Fort McMurray, AB T9H 2K5

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.

# Property Photos

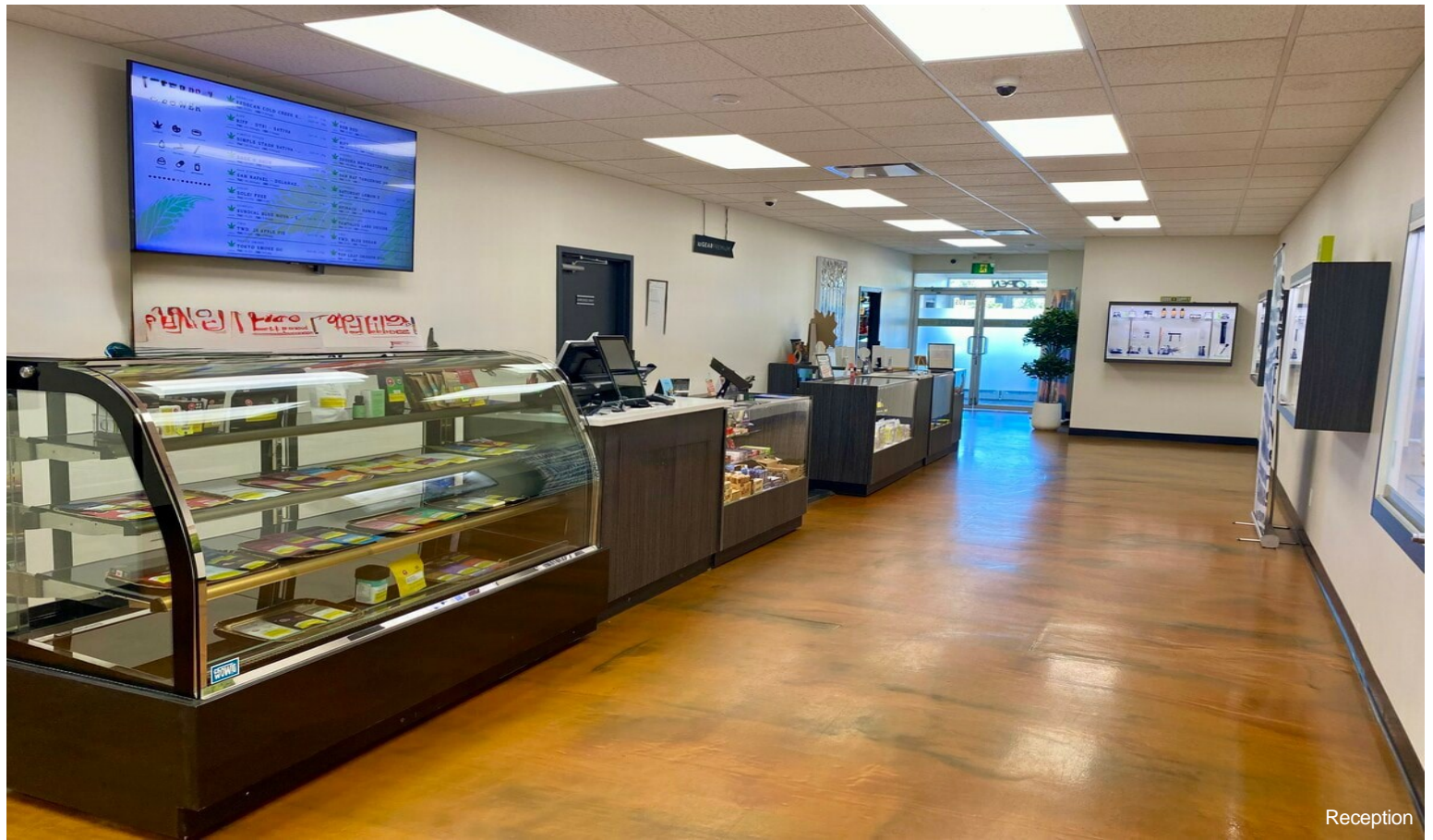


Interior Photo



Interior Photo

# Property Photos



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