

FOR SALE | 8543 MANNING AVENUE

# Unique Development Opportunity in the Heart of Downtown

**LISTING PRICE:** \$549,900

**LOT SIZE:**

5,200 SF (+/-)

**MUNICIPAL ADDRESS:** 8543 Manning Avenue, Fort McMurray, AB T9H 3N7

**ZONING:**

FRA1

**LEGAL ADDRESS:** Plan 7518AK, Block 7, Lot 9

## FEATURES:

Unlock the potential of this prime downtown location, offering a unique development opportunity in a bustling retail neighborhood. Spanning 5,200 square feet, the property is strategically situated among high-traffic businesses such as Staples, Canadian Tire, River City Mall, RBC, CIBC, RONA, and much more, ensuring high visibility and accessibility. The existing 1,870 sqft structure is ready for redevelopment, making it ideal for a flagship store, office complex, or mixed-use project. This is a rare chance to capitalize on Fort McMurray's most thriving commercial landscape in the Downtown core. Seller willing to demolish and remove building if the purchaser needs land only.



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9905 SUTHERLAND ST.  
FORT MCMURRAY, AB  
T9H 1V3

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

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

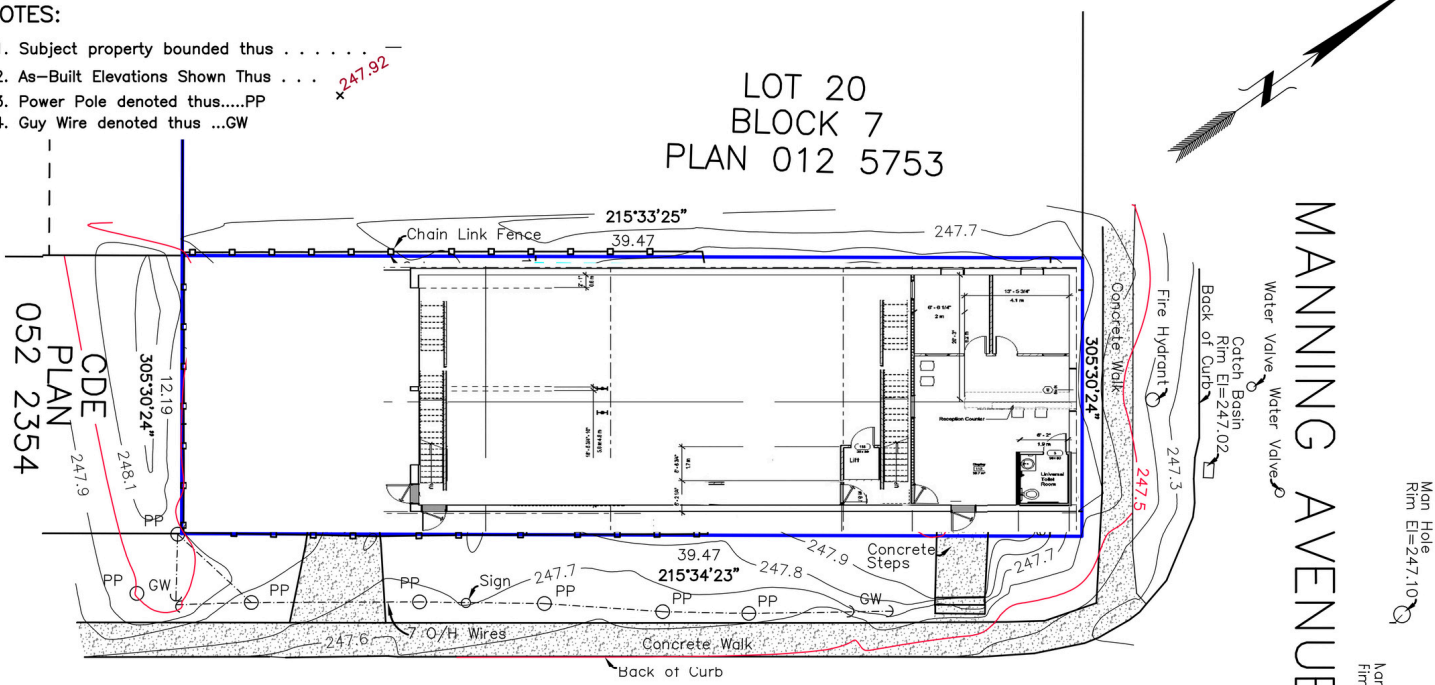
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NOTES:

1. Subject property bounded thus . . . . .
2. As-Built Elevations Shown Thus . . . . .
3. Power Pole denoted thus....PP
4. Guy Wire denoted thus ...GW

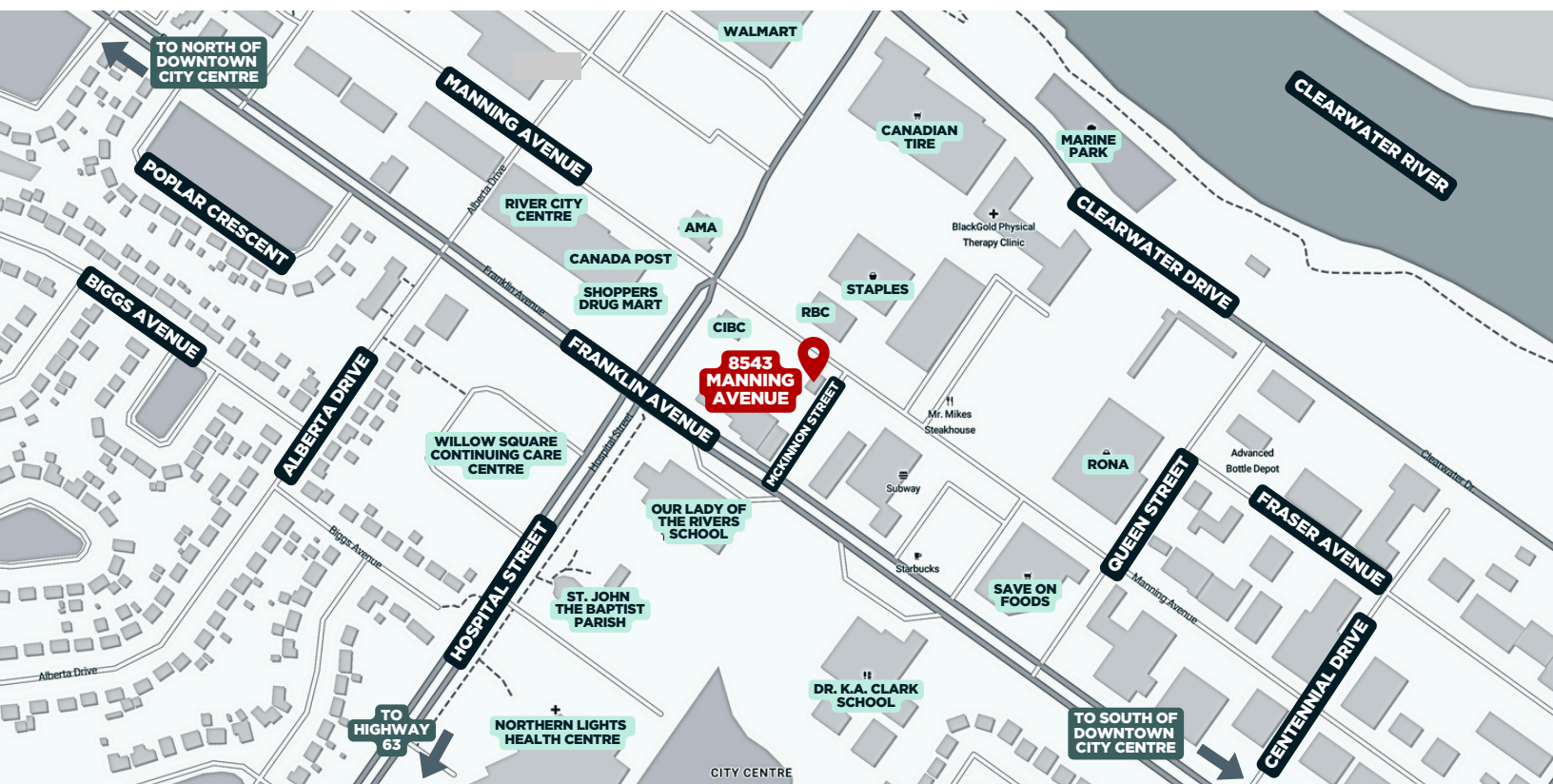
LOT 20  
BLOCK 7  
PLAN 012 5753



MANNING AVENUE

MCKINNON STREET

Mon Hole  
Rim E=247.10  
Hm Hole  
Rim E=247.14



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