

# \$799,900 - 1, 8026 Franklin Avenue, Fort McMurray

MLS® #A2204545

**\$799,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Fort McMurray, Alberta

A rare opportunity to own commercial space in The Warehouse. Updated professionally in 2020, these office spaces total 4475 sqft. This space includes 2 heated indoor parking stalls, and 10 reserved stalls. Located on Fort McMurray's main street, Franklin Avenue + across the road from Keyano College. Both units currently leased until 2028! For more information, call today!

Built in 2004

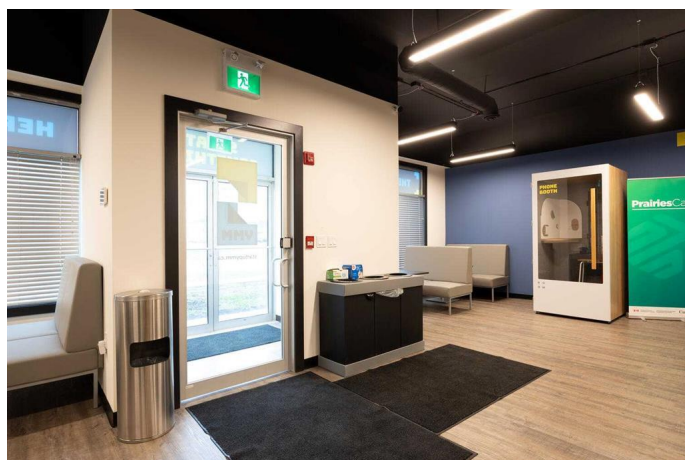
## Essential Information

MLS® #	A2204545
Price	\$799,900
Bathrooms	0.00
Acres	0.00
Year Built	2004
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	1, 8026 Franklin Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5K3

## Additional Information



Date Listed	March 22nd, 2025
Days on Market	152
Zoning	FRA1

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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