# \$799,000 - 10217 Queen Street, Fort McMurray

MLS® #A2231698

### \$799,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Downtown, Fort McMurray, Alberta

FOR SALE \$799,000.00 OR LEASE @ 15/sqft base rate - 10217 Queen Street! 7440 sqft of absolutely premium built out office space in the downtown area. Formerly the space was occupied by Alberta Health Services and was built to meet those standards: I don't think you'll find anything else like it. You have 19 parking stalls for all the staff and visitors; and in the Inside you have lots of flex space! Currently you have 11 offices, 3 large areas that can accommodate cubicle configuration, Large board room with privacy sliding wall to make break out rooms, large reception and lobby area, his/her bathrooms (multi stall), IT rooms, storage rooms, 3 separate staff areas/lunchrooms, print room and much more. Also all the furniture will stay if required so truly almost turn key for any operation. Finally best off all is all the WINDOWS! This space has windows around the entire space and allows lots of natural light into the building. Access to the building also is very easy as it sits on the corner of Prairie loop which connects to other major traffic arteries. Finally if your employees want a break there is a beautiful walkway and park across the street they can visit on there break or at lunch and also many other great amenities close by for them to enjoy as well making a great work environment. Call today for more details!







Built in 2005

#### **Essential Information**

MLS® # A2231698 Price \$799,000

Bathrooms 0.00 Acres 0.00 Year Built 2005

Type Commercial

Sub-Type Office Status Active

# **Community Information**

Address 10217 Queen Street

Subdivision Downtown

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9H5S5

#### **Amenities**

Parking Spaces 19

# Interior

Heating Forced Air, Natural Gas, Fan Coil, High Efficiency, Make-up Air

Cooling Central Air

#### **Exterior**

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 16th, 2025

Days on Market 142
Zoning PRA2

# **Listing Details**

Listing Office COLDWELL BANKER UNITED

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