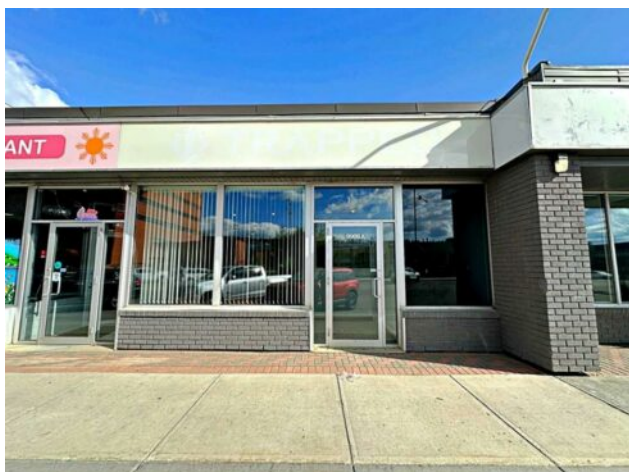


101, 9906A Franklin Avenue
Fort McMurray, Alberta

MLS # A2254775



\$28 per sq.ft.

Division: Downtown

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,300 sq.ft.

Zoning: CBD1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.15 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

2,300 SF Retail / Professional Office — Prime Franklin Avenue, Downtown Fort McMurray This high-visibility, ground-level space is prominently positioned on Franklin Avenue in the heart of Fort McMurray's business district. Offering exceptional exposure and accessibility, the premises can be easily demised or reimagined to suit your vision—perfect for health & wellness/medical, personal services, specialty retail, fitness, or professional and community uses. Enjoy a central, walkable location directly across from the RMWB and Provincial Building, with close proximity to numerous retail centres, Peter Pond Mall, hotels, and close to the new Kiyam Community Park, developing Arts Centre and the famous MacDonald Island Park. The area attracts a steady mix of residents, students, and daily traffic, ensuring strong visibility for your business. The space is professionally developed with a welcoming reception, multiple offices, storage, and washrooms, all designed to provide a functional and professional setting. Ample on-site parking adds further convenience for staff and visitors. Operating costs are approximately \$4.00 psf, with utilities metered separately—giving you flexibility to maximize efficiency while tailoring the space to your needs.