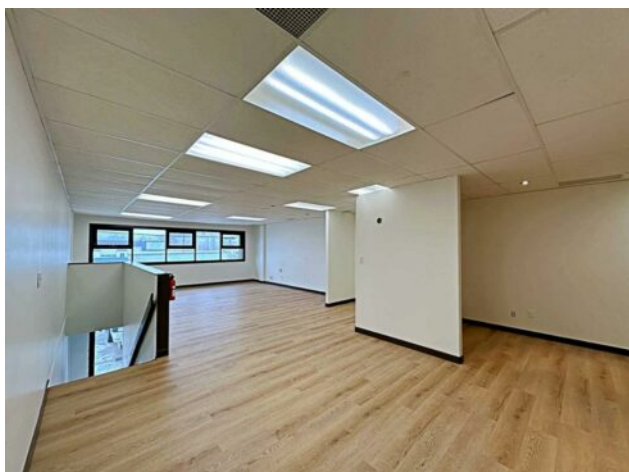


Upper, 8109 Fraser Avenue
Fort McMurray, Alberta

MLS # A2104945



\$1,100 per month

Division: Downtown

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 850 sq.ft.

Zoning: PRA2

Heating: Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: Public

Sewer: Public Sewer

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

850 SF OF AFFORDABLE DEVELOPED UPPER FLOOR OFFICE SPACE FOR LEASE. Improvements include office area, washroom and staff/kitchenette. Centrally located in Downtown Fort McMurray, an ideal location for small businesses seeking office space. Situated in a prime area, it offers easy access to major transportation routes and easy access to Highway 63 and all downtown services. LEASE RATE INCLUDES OP COSTS. Utilities separate.