

780-832-5880

cord@gpremax.com

208, 9401 Franklin Avenue Fort McMurray, Alberta

MLS # A2184601



Heating:

Floors:

Roof:

Exterior:

Water:

Sewer:

Inclusions:

N/A

\$15 per sq.ft.

Division: Downtown Office Type: Accounting, Barber/Beauty, Commercial, Fitness, Health Services, Medical, Office **Bus. Type:** Sale/Lease: For Lease Bldg. Name: Franklin Professional Centre **Bus. Name:** Size: 2,700 sq.ft. Zoning: FRA1 Addl. Cost: **Based on Year: Utilities:** Parking: Lot Size: 1.05 Acres Lot Feat:

2700 SF Turnkey & Developed, Professional Office Ready for Immediate Occupancy! Units 206 and 208 can be combined for a total of 5509 SF. Unlock your business's full potential with these inspiring and productive spaces designed for success. Located in Fort McMurray's most central business district, this two-storey professional building offers exceptional visibility fronting Franklin Avenue—a prime location for any business. Key Features: Elevator access, 2 sets of common washrooms, lease terms to suit your needs. Spaces available from 2,117 to 10,508 square feet. Exposure to over 26,880 vehicles a day. Current total available leasable area of 18,134 square feet. Zoned FRA1, ideal for a variety of uses including office, medical, professional services, or spa. Ample surface parking stalls are available. Your Future Business Hub: whether you're a startup or an established brand, this space provides everything you need to thrive. With high foot traffic and a location that caters to both professionals and residents, your business will be perfectly positioned for growth. Don't miss the opportunity to establish a strong presence in Fort McMurray. Contact us today to book a tour and explore the possibilities!