

208, 9401 Franklin Avenue  
Fort McMurray, Alberta

MLS # A2184601



**\$15 per sq.ft.**

**Division:** Downtown

**Type:** Office

**Bus. Type:** Accounting, Barber/Beauty, Commercial, Fitness, Health Services, Medical, Office

**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:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

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!