

FOR SALE

# LONGBOAT LANDING

Prairie Loop Boulevard  
& Franklin Avenue,  
Fort McMurray, AB

1.23 ACRES

39.23 ACRES

Cushman & Wakefield Edmonton  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

**Brett Killips**  
Partner  
780 702 2948  
brett.killips@cwedm.com

**Gary Killips**  
Partner  
780 917 8332  
gary.killips@cwedm.com

**Cody Miner, B.COMM.**  
Sales Associate  
780 702 2982  
cody.miner@cwedm.com

# THE OPPORTUNITY

- High exposure corner along Franklin Avenue and Prairie Loop Boulevard
- Exciting development opportunity adjacent to the downtown core
- 2,100 full time & 4,000 part time students at neighbouring Keyano College
- 440 students at Fort McMurray Composite High School
- Nearby retailers include: Walmart, Canadian Tire, Sobeys, Save-On-Foods and The Brick
- Centrally located near approximately 983 hotel rooms



NORTHERN LIGHTS REGIONAL HOSPITAL

KEYANO COLLEGE

FORT McMURRAY HIGH SCHOOL

SYNCRUDE SPORT & WELLNESS CENTRE

Home hardware

1.23 ACRES

39.23 ACRES

MEMORIAL DRIVE (HWY 63) (27,390 VPD)

FRANKLIN AVENUE (35,340 VPD)

PRAIRIE LOOP BOULEVARD (25,000 VPD)

SALINE CREEK DRIVE

# LONGBOAT LANDING



CLICK TO VIEW MORE PHOTOS



PRAIRIE LOOP BOULEVARD

FRANKLIN AVENUE

1.23 ACRES

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39.23 ACRES



FRANKLIN AVENUE

PRAIRIE LOOP BOULEVARD

# LONGBOAT LANDING



CLICK TO VIEW MORE PHOTOS

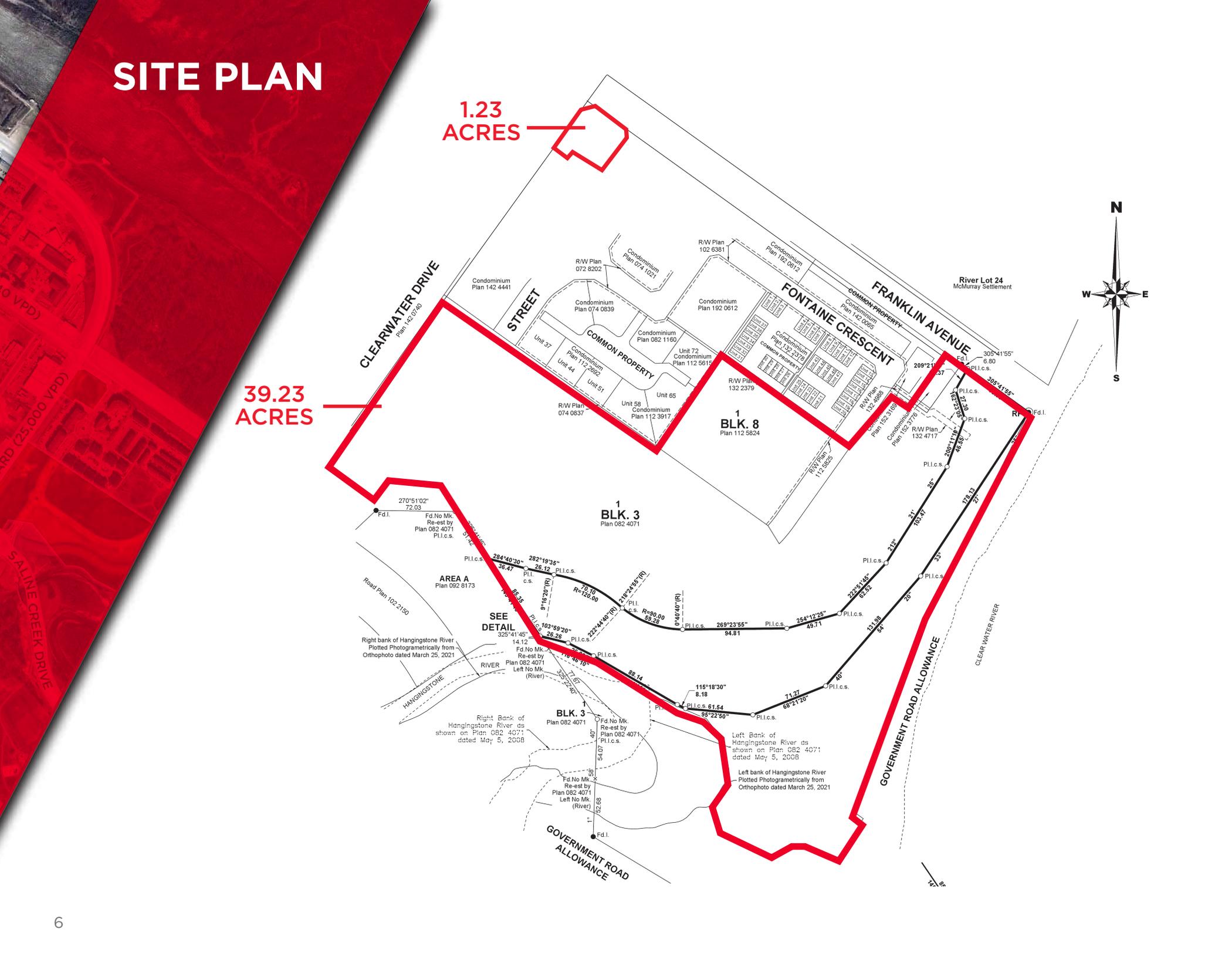
39.23 ACRES



# SITE PLAN

1.23  
ACRES

39.23  
ACRES





**CUSHMAN &  
WAKEFIELD**  
Edmonton



**POPULATION**

3km	5km
13,495	19,518



**HOUSEHOLDS**

3km	5km
5,174	7,608



**AVERAGE INCOME**

1km	3km	5km
\$211,407	\$195,462	\$191,795



**VEHICLES PER DAY**

35,340 on Franklin Ave  
25,000 on Prairie Loop Boulevard

FRANKLIN AVENUE

PRAIRIE LOOP BOULEVARD

SALINE CREEK DRIVE

MEN

DRIVE HWY 63

[cwedm.com](http://cwedm.com)



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