FOR SALE

LONGBOAT LANDING

Prairie Loop Boulevard & Franklin Avenue, Fort McMurray, AB

CUSHMAN & WAKEFIELD Edmonton



COMMERCIAL AND RESIDENTIAL ZONED LAND

1.23 TO 15.08 ACRES AVAILABLE

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LONGBOAT LANDING



CLICK TO VIEW NEW HIGHLIGHT VIDEO

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



DEMOGRAPHICS

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

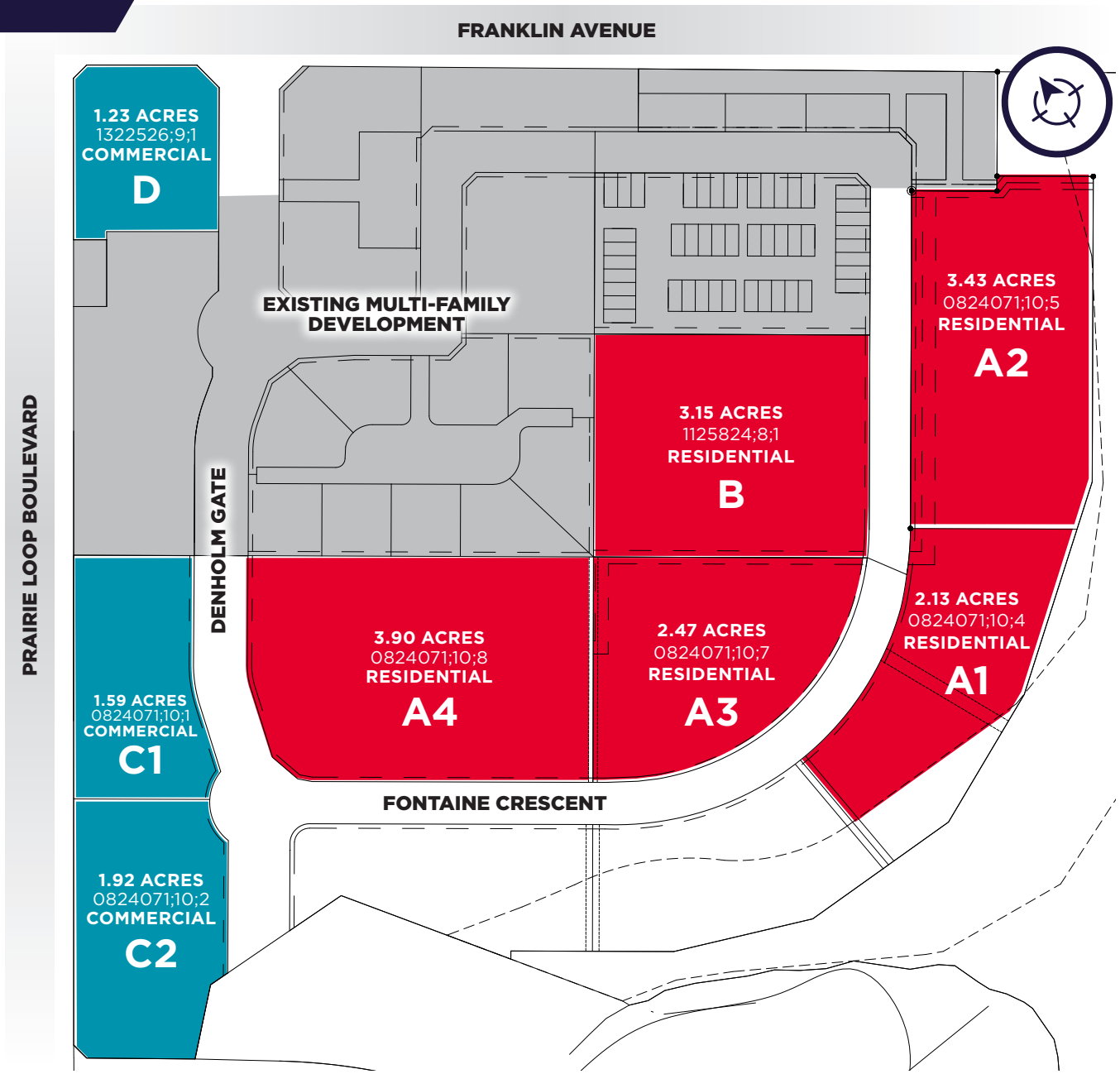
35,340 on Franklin Ave
25,000 on Prairie Loop Boulevard

SITE PLAN
PROSPECTIVE SUBDIVISION PLAN

PARCEL	SIZE	ZONING
A	**±11.93 ACRES**	
A-1	2.13 ACRES	**R3** (Mid-Rise Medium Density Residential District
A-2	3.43 ACRES	
A-3	2.47 ACRES	
A-4	3.90 ACRES	
B	**3.15 ACRES**	**R3** (Mid-Rise Medium Density Residential District)
C	**3.51 ACRES**	
C-1	1.59 ACRES	**C1** (Main Street District)
C-2	1.92 ACRES	
D	**1.23 ACRES**	**C1** (Main Street District)

TO VIEW R3 SPECS, CLICK HERE

TO VIEW C1 SPECS, CLICK HERE



PROPERTY PHOTOS

PARCELS A & B: 15.08 ACRES (TOTAL SIZE)

ZONING: R3 - MID-RISE MEDIUM DENSITY RESIDENTIAL DISTRICT





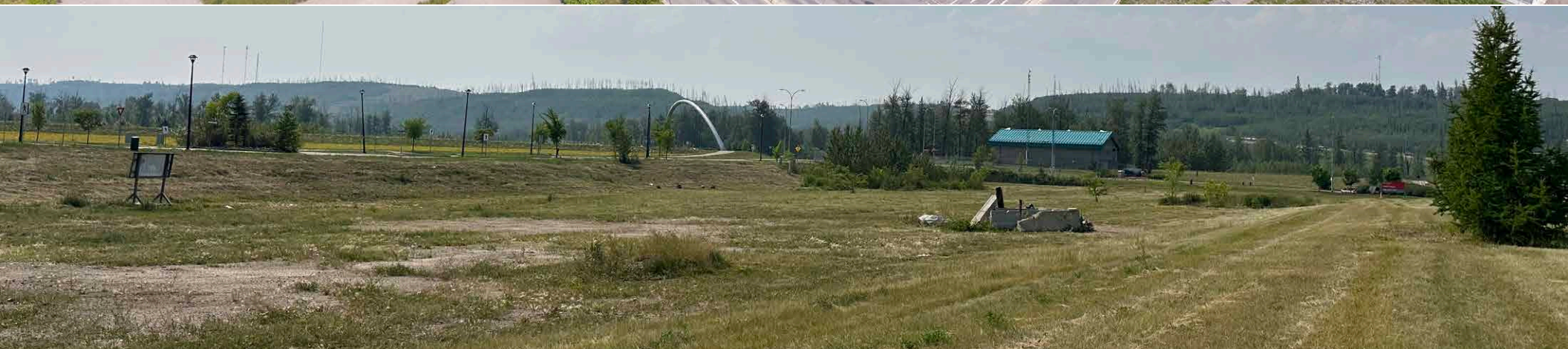


PROPERTY PHOTOS

PARCEL C: 3.51 ACRES (TOTAL SIZE)

ZONING: C1 - MAIN STREET DISTRICT





PROPERTY PHOTOS

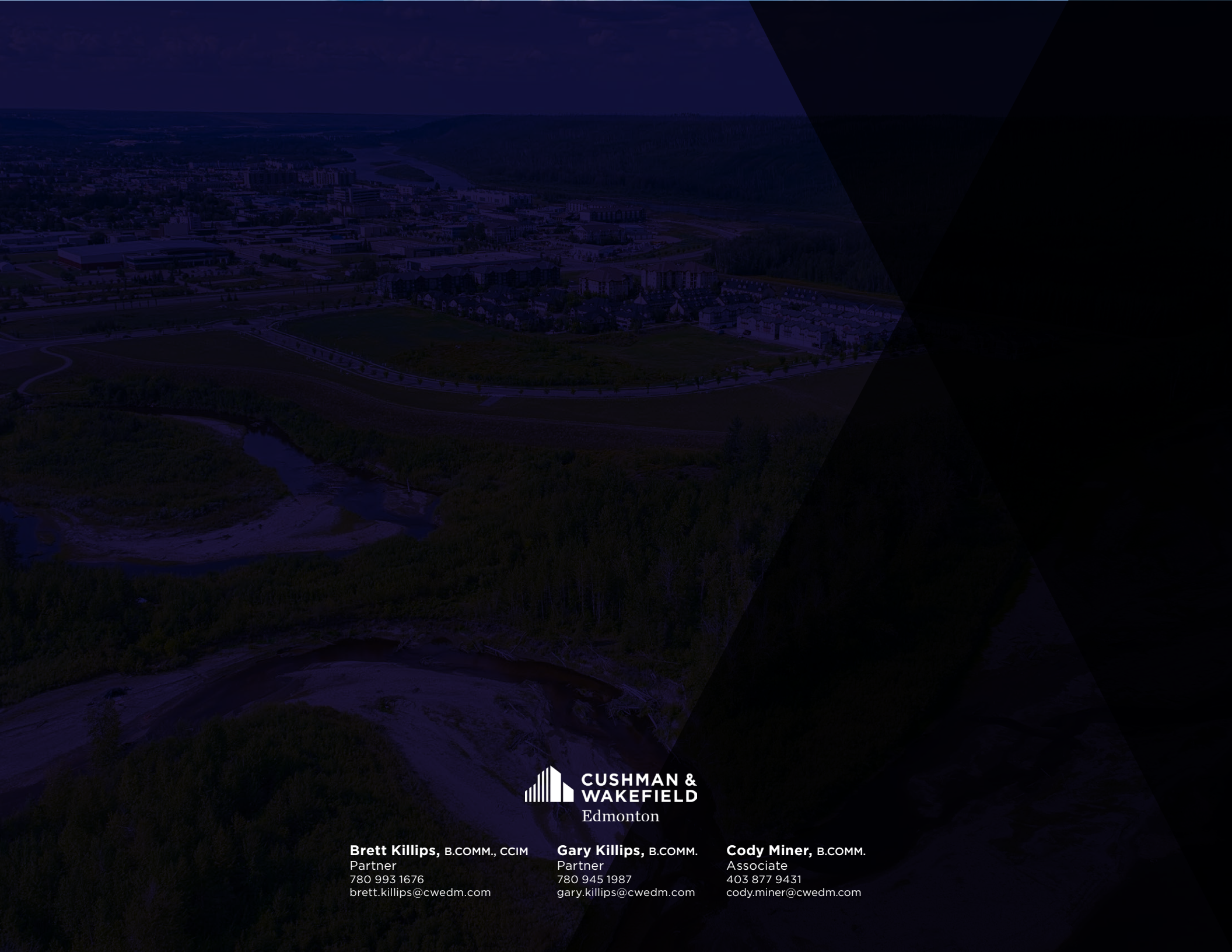
PARCEL D: 1.23 ACRES

ZONING: C1 - MAIN STREET DISTRICT









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