

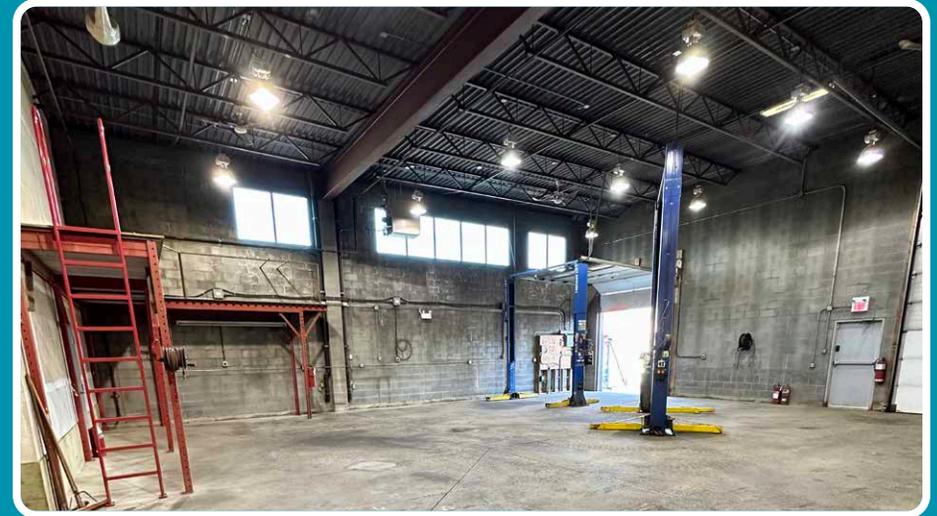
HIGH EXPOSURE COMMERCIAL PROPERTY

8030 Franklin Avenue, Fort McMurray, AB



PROPERTY DETAILS

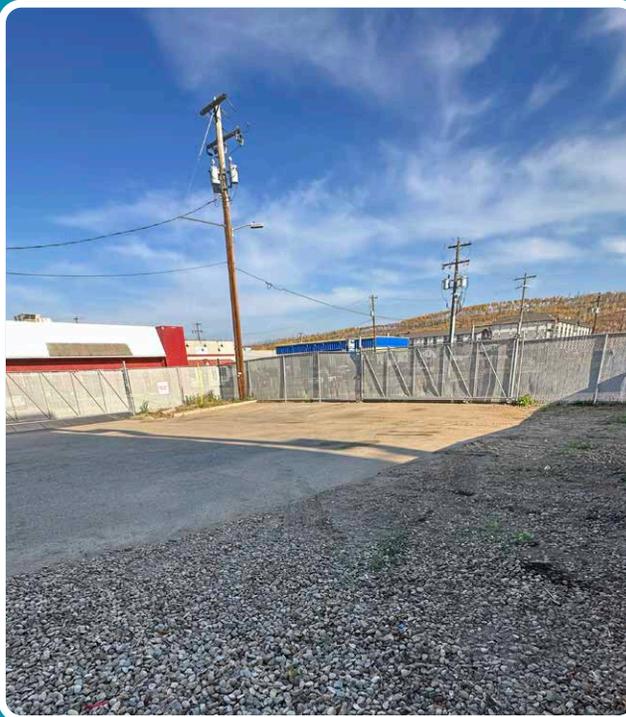
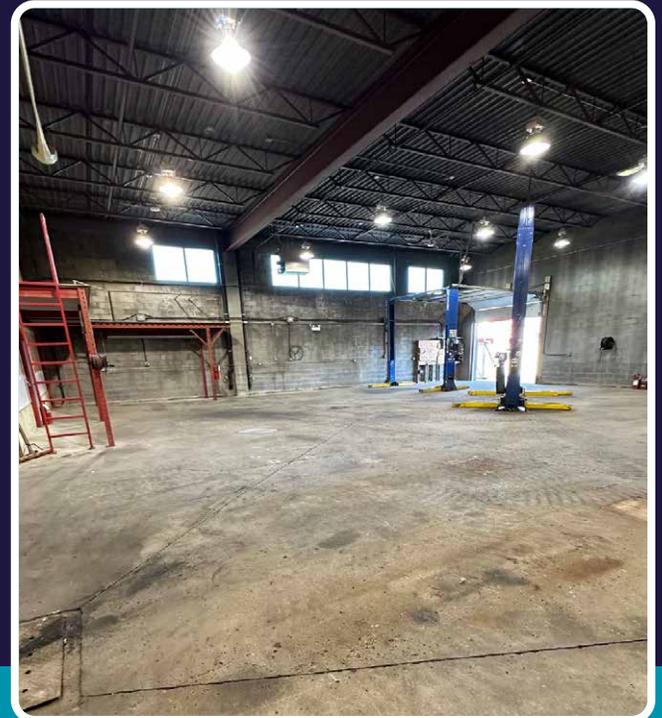
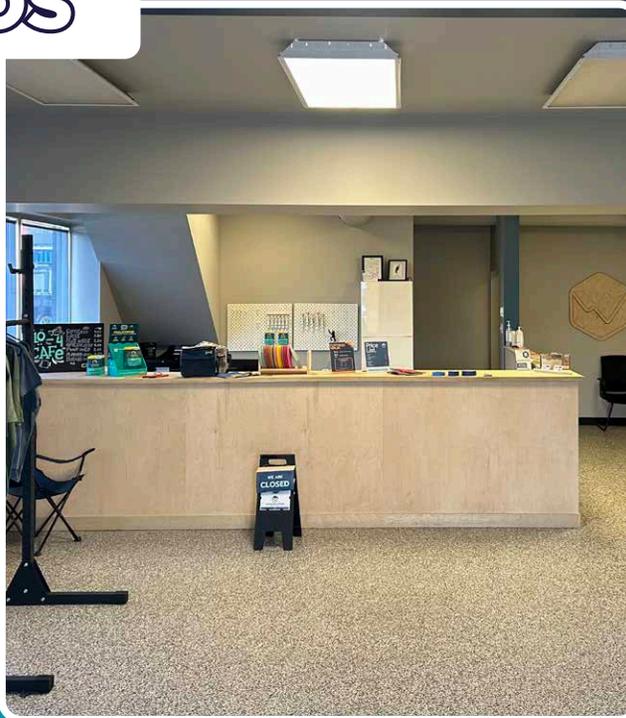
MUNICIPAL ADDRESS	8030 Franklin Avenue
LEGAL DESCRIPTION	Plan 0226567, Block 2, Lot 8
ZONING	FRA1 - Franklin Core District
YEAR BUILT	2000
SITE SIZE	0.33 acres
BUILDING AREA	Main floor office: 1,248 SF Finished mezzanine: 1,248 SF <i>(not included in total)</i> Warehouse/shop: 3,752 SF
	TOTAL AREA: 5,000 SF
POWER	200 amp, 3-phase
LOADING DOORS	(1) 10'x10' , (1) 10'x12' , (1) 14'x16'
HEATING	Overhead unit heaters & forced air furnace
OPERATING COSTS	\$3.24 per SF (taxes / insurance)
MAKE UP AIR SYSTEM	Dust removal/air exchange system
TAXES	\$13,534.55 (2025)
LEASE RATE	\$32.00 per SF
PURCHASE PRICE	\$2,100,000



THE OPPORTUNITY

- Excellent location across from Keyano College
- Frontage along main retail traffic corridor
- Concrete block construction
- Fully fenced yard
- Finished 2nd floor office mezzanine and additional mezzanine storage in shop
- Vehicle lifts/equipment not included

PROPERTY PHOTOS



KEEP IN TOUCH

