

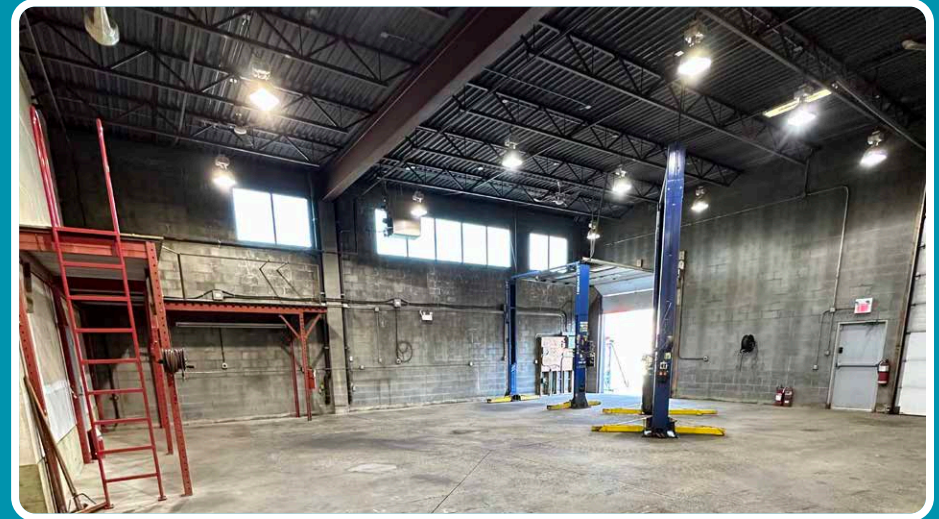
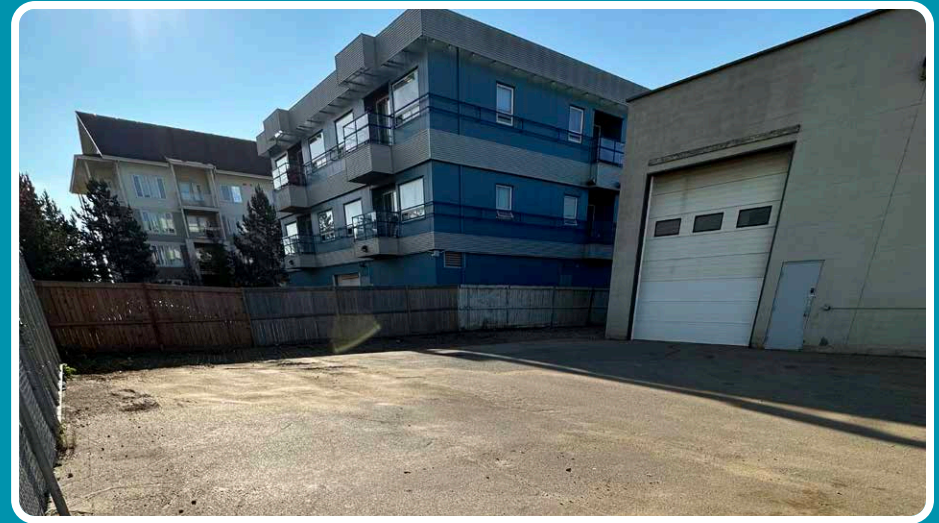
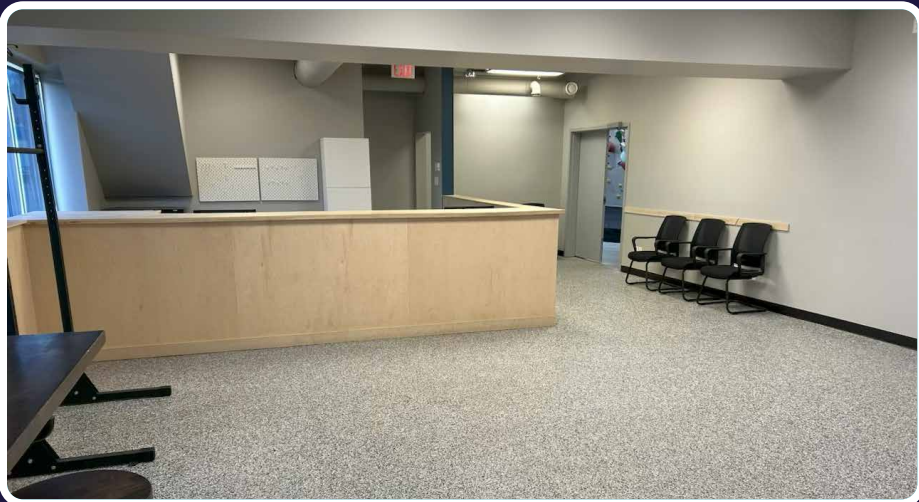
HIGH EXPOSURE COMMERCIAL PROPERTY

8030 Franklin Avenue, Fort McMurray, AB



PROPERTY DETAILS

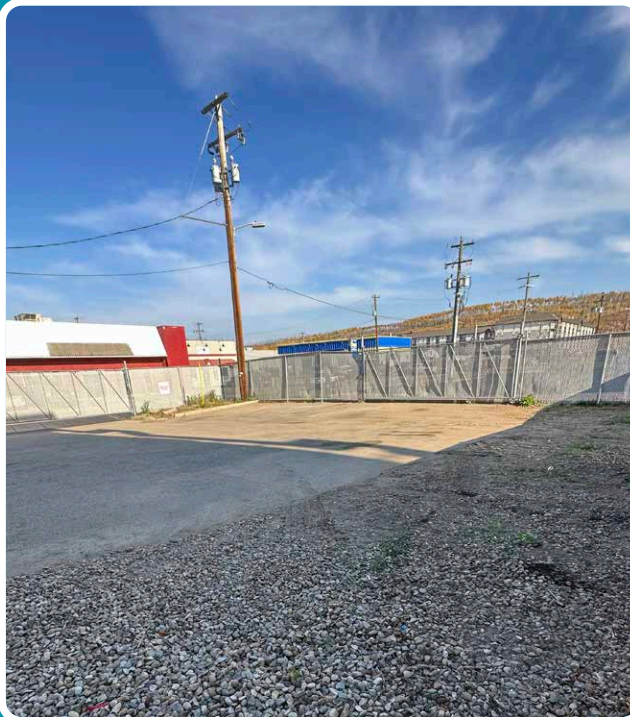
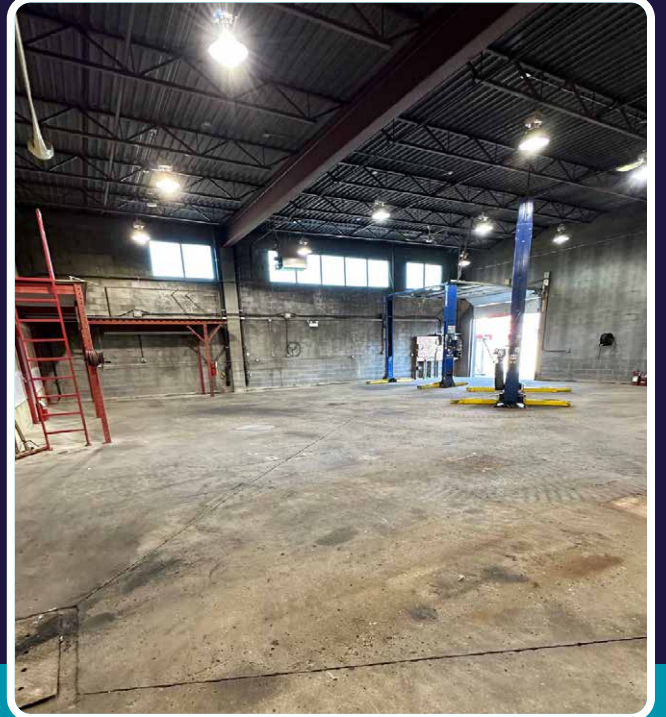
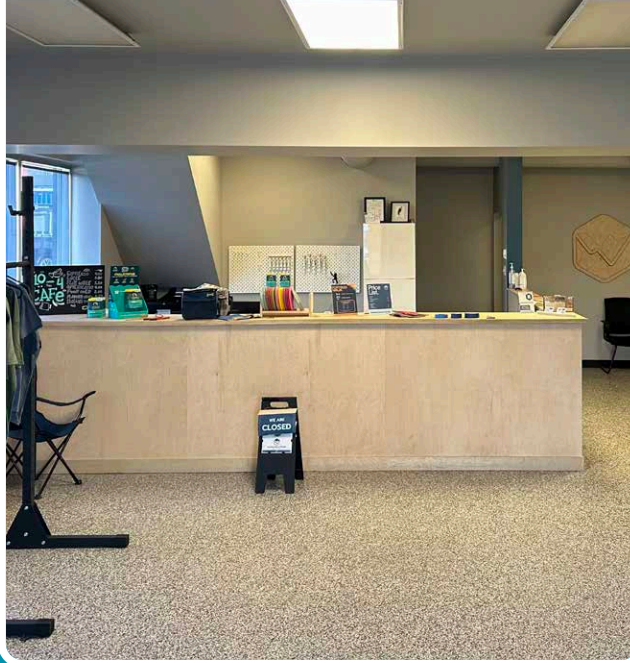
MUNICIPAL ADDRESS	8030 Franklin Avenue	
LEGAL DESCRIPTION	Plan 0226567, Block 2, Lot 8	
ZONING	FRA1 - Franklin Core District	
YEAR BUILT	2000	
SITE SIZE	0.33 acres	
BUILDING AREA	Main floor office:	1,248 SF
	Finished mezzanine:	1,248 SF <i>(not included in total)</i>
	Warehouse/shop:	3,752 SF
	TOTAL 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

