

\$33 - 105, 9616 Franklin Avenue, Fort McMurray

MLS® #A2167006

\$33

0 Bedroom, 0.00 Bathroom,
Commercial on 2.40 Acres

Downtown, Fort McMurray, Alberta

Located Downtown in the heart of Franklin Avenue's commercial district, Tamarack Village is a bustling location home to multiple retail stores, restaurants, a Jiffy Lube, carwash, and McDonald's. Tamarack Village offers the opportunity to complete your errands quickly and efficiently. This is one of Fort McMurray's busiest strip malls. Unit 105 is a developed office space consisting of a reception, lobby, 6 offices, board room, 3 bathrooms, and storage. Current development could satisfy a wide range of business uses such as; spa, medical, office, retail, professional uses, and more. Expansive shared parking in Tamarack, and potential Franklin Avenue pylon signage depending on availability. Utilities are metered separately. Locate your business in Downtown Fort McMurray this hot spot appeals to a wide range of residents including long-time Fort McMurrines, trendy urbanites, young couples, families and students who are renting near Keyano College. Host to vibrant activities, festivals and outdoor markets with a special Fort McMurray flair. The hub of this amazing city offers retail and cultural activity, filled with a diverse mix of shops, malls, movie theatre, restaurants, coffee shops, live performances and sports venues as well as cultural centres that line the main streets & river banks. Downtown is also home to two senior centres, the Golden Years Society and Rotary House Seniors Lodge. Home of the famous MacDonald Island Park, Canada's largest



community recreational, and leisure centre with activities and events for all ages. Op Costs \$12.14 PSF. TIA Negotiable (terms dependant).

Built in 1997

Essential Information

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|------------|------------|
| MLS® # | A2167006 |
| Price | \$33 |
| Bathrooms | 0.00 |
| Acres | 2.40 |
| Year Built | 1997 |
| Type | Commercial |
| Sub-Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 105, 9616 Franklin Avenue |
| Subdivision | Downtown |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9H 2J9 |

Additional Information

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|----------------|----------------------|
| Date Listed | September 19th, 2024 |
| Days on Market | 362 |
| Zoning | CBD1 |

Listing Details

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|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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