

# \$28 - 101, 9906a Franklin Avenue, Fort McMurray

MLS® #A2254775

**\$28**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.15 Acres

Downtown, Fort McMurray, Alberta

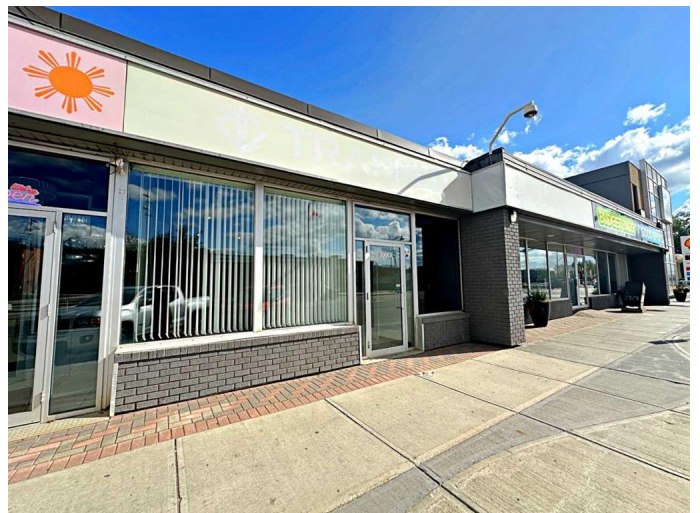
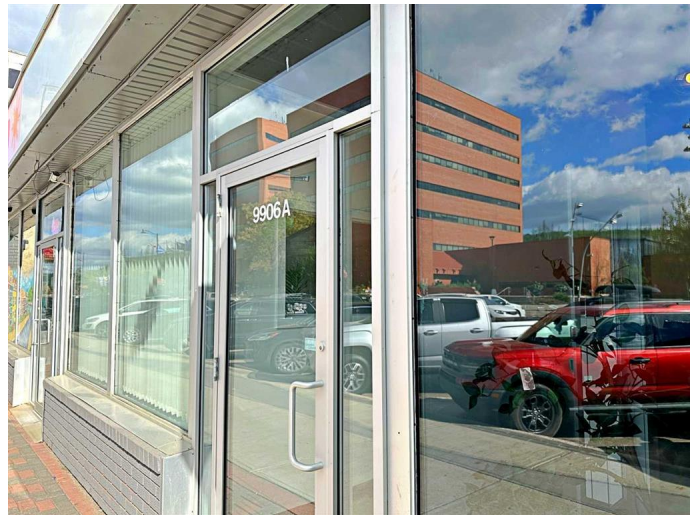
2,300 SF Retail / Professional Office – Prime  
Franklin Avenue, Downtown Fort McMurray

This high-visibility, ground-level space is prominently positioned on Franklin Avenue in the heart of Fort McMurray’s business district. Offering exceptional exposure and accessibility, the premises can be easily demised or reimagined to suit your vision—perfect for health & wellness/medical, personal services, specialty retail, fitness, or professional and community uses.

Enjoy a central, walkable location surrounded by Keyano College, City Hall, Peter Pond Mall, MacDonald Island Park, dining, shopping, festivals, and markets. The area attracts a steady mix of residents, students, and daily traffic, ensuring strong visibility for your business.

The space is professionally developed with a welcoming reception, multiple offices, storage, and washrooms, all designed to provide a functional and professional setting. Ample on-site parking adds further convenience for staff and visitors.

Operating costs are approximately \$4.00 psf, with utilities metered separately—giving you flexibility to maximize efficiency while tailoring the space to your needs.



Built in 1980

## Essential Information

MLS® #	A2254775
Price	\$28
Bathrooms	0.00
Acres	0.15
Year Built	1980
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	101, 9906a Franklin Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2K5

### Additional Information

Date Listed	September 8th, 2025
Days on Market	1
Zoning	CBD1

### Listing Details

Listing Office	COLDWELL BANKER UNITED
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