

**8121 Fraser Avenue
Fort McMurray, Alberta**

MLS # A2227429



\$22 per sq.ft.

Division: Downtown

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,850 sq.ft.

Zoning: PRA2

Heating: Overhead Heater(s), Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: Public

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

This 2,850 square foot warehouse with office space is ideally situated in the heart of Downtown Fort McMurray, offering excellent exposure, accessibility, and flexibility for a variety of users. The main floor features a professionally finished front reception and lobby area, two private offices, a kitchen/staff room, two washrooms, a storage area, and a utility room. The warehouse, measuring approximately 52' x 32', includes a grade-level overhead door with convenient rear lane access, making it suitable for a wide range of business operations. An added bonus is the upper mezzanine, offered rent-free, which includes a large boardroom, an additional office, and a washroom—ideal for meetings or supplementary workspace. This property also boasts walk-up access from Fraser Avenue, with parking available at the rear of the bay. Estimated Operating costs of \$5.54 PSF are affordable and include property taxes, landlord insurance, HVAC, professional management, capital and structural maintenance, lawn care, and snow removal. Utilities are metered separately for greater control over monthly expenses. Located in a prime downtown area, the property offers quick access to Highway 63 and all downtown services, making it a strategic and convenient location for any business.