

**8706 Franklin Avenue  
Fort McMurray, Alberta**

**MLS # A2247352**



**\$7,500,000**

**Division:** Downtown

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** PLAZA ONE SHOPPING MALL

**Bus. Name:** -

**Size:** 34,915 sq.ft.

**Zoning:** FRA1

**Heating:** Forced Air, Natural Gas, See Remarks

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Flat Torch Membrane, Membrane, Tar/Gravel

**Utilities:** -

**Exterior:** Brick, Concrete, Metal Frame, Mixed, See Remarks, Wood Frame

**Parking:** -

**Water:** -

**Lot Size:** 2.31 Acres

**Sewer:** -

**Lot Feat:** Corner Lot, Near Public Transit, Paved, See Remarks

**Inclusions:** N/A

13% Cap Rate- Plaza One Shopping Mall; located in the heart of downtown Fort McMurray in the major business hub which Includes neighboring businesses like Walmart, The Brick, Staples, Canadian Tire, Sobeys and much more. Right next door is the River Pointe Shopping Centre. This Strip mall shopping Centre development is 34,915 leasable sqft sitting on 2.31 Acres which is currently occupied by multiple tenants and is being used for various commercial retail, professional office (Dentist, Accountant, Lab), food service and other related uses. It consists of 2 buildings the first of which is a 33,600 concrete block structure with main level & upper level & basement level spaces which was built in stages starting in 1970, 1974 & 1997 to which you have today more details can be provided on this. The second free-standing building was built in 1998 and then added too in 2006 for a total of 5,100sqft. The building has been well maintained with many improvements. The Parking lot is paved asphalt and has excellent parking + you have large Pylon sign & the parking lot at the rear runs all the way down to the corner of Manning & Riedel. The property has access front, rear and side entry access for easy traffic flow. Property has been well occupied and continues to be well occupied due to its exceptional location amongst the major business hub in downtown Fort McMurray; which drives customers and traffic to this location.