

**8104 Fraser Avenue
Fort McMurray, Alberta****MLS # A2270345****\$18 per sq.ft.****Division:** Downtown**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 5,600 sq.ft.**Zoning:** PRA2**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 0.43 Acre**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Discover approximately 5,600 sq. ft. of premium lower-level commercial space located inside the well-known Townhall Building on Fraser Avenue — one of Fort McMurray's most recognizable locations. This quality space offers exceptional flexibility for a variety of uses, including fitness studios, professional offices, recreational facilities, retail, or specialty services. The layout allows for both shared and private access points, giving tenants the option to operate independently or in coordination with other successful businesses within the building. The space offers separate men's and women's washrooms and well-maintained common areas that provide a professional and welcoming atmosphere. Join a thriving tenant mix in an established location surrounded by many long standing businesses with strong vehicle traffic and ample parking. Lease rate includes op costs, common area cleaning, Tenants restroom cleaning services, and water. Electrical and Gas utilities are metered separate