

**9906 Saunderson Avenue
Fort McMurray, Alberta****MLS # A2274315****\$1,600,000****Division:** Downtown**Type:** Hotel/Motel**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 26,394 sq.ft.**Zoning:** CBD1**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 0.45 Acre**Sewer:** -**Lot Feat:** -**Inclusions:** NA

Prime Commercial Opportunity in the Heart of Fort McMurray Unlock the chance to own a rare piece of Fort McMurray's commercial landscape, offering unbeatable Highway 63 frontage with convenient access heading both north and south. This high-visibility location provides exceptional traffic exposure, making it ideal for businesses looking to capture local and commuter markets. The property currently features an existing motel structure (Property is being sold as is and seller's offer no warranties on current structure) — perfect for a full refurbishment to maximize revenue or a complete tear-down to redevelop into a modern commercial asset. With CBD1 (Central Business District) zoning, the site supports a wide range of high-value uses including retail, office buildings, mixed-use development, and even high-rise construction. The flexibility of this zoning opens the door to limitless redevelopment options. Adding to the value, the purchase includes a parking lot directly across the street, offering convenience for customers, tenants, or future development needs. This is a rare chance to secure an entire block with the adjacent building also offered for sale — a unique opportunity for visionary developers, investors, or business owners to shape a high-traffic corridor in Fort McMurray's urban core. Highway visibility. Redevelopment potential. Premium zoning. Block-wide ownership possibilities. Opportunities like this don't come around often.