



8127 Fraser Avenue , Fort McMurray, Alberta - \$22



Main Photo

Property Description

2882 SF WAREHOUSE WITH SHOWROOM/OFFICE. Professionally Improved Front Reception/Showroom with washrooms and direct access to the large warehouse with overhead door, grade loading & floor drains. The additional 748 SF fully developed Upper Mezzanine is RENT FREE and features a large boardroom/office, and washrooms. This Flexible floor plan will accommodate a variety of users. Rear Lane Access to warehouse and excellent exposure and walk-up access from Fraser Ave. Centrally located in Downtown Fort McMurray, an ideal location for small businesses looking to optimize their operations. Situated in a prime area, it offers easy access to major transportation routes and easy access to Highway 63 and all downtown services.



Parking at the rear of the bay. Affordable Estimated Op costs include property tax, landlord insurance, HVAC, professional management, capital expense, structure maintenance, lawn care and snow removal. Utilities are metered separately.

REALTOR Referral



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