

# \$23 - 29, 8106 Fraser Avenue, Fort McMurray

MLS® #A2119735

**\$23**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Fort McMurray, Alberta

Prime Downtown Retail Development  
Opportunity!

Location: Strategically positioned with easy access to Prairie Loop Blvd, this exceptional retail space offers unparalleled convenience and visibility.

Size: Encompassing 2315 sqft of thoughtfully developed space, Operating Cost \$8.66 per sqft. This property provides ample room for diverse business operations.

Features: The layout includes a well-appointed office, a modern bathroom, a welcoming front reception area, and two expansive open rooms, ideal for various business setups.

Previous Use: Previously utilized as a yoga/spin studio, the space boasts a flexible layout and versatile design.

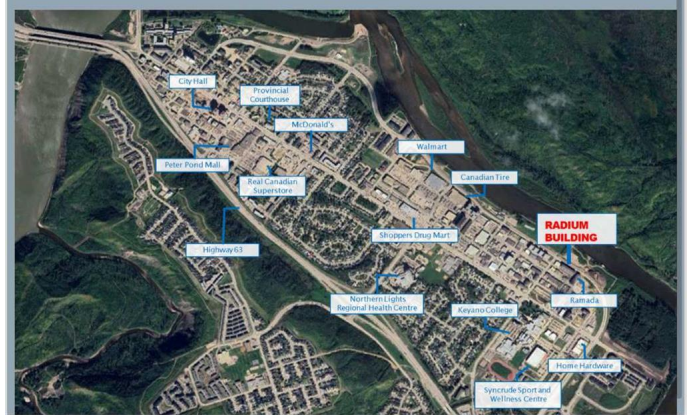
Potential Uses: With its adaptable layout and prime location, this development is suitable for a variety of businesses, including spas, medical facilities, offices, yoga/spin studios, retail outlets, professional services, and more.

Incentive: Take advantage of the landlord's enticing incentive package, adding significant value to this already outstanding opportunity.

This excellent downtown retail development presents a rare opportunity for businesses



The Location - Downtown Fort McMurray



seeking a prominent location in a bustling commercial hub. Don't miss out on this chance to secure your spot in this vibrant business community. Contact us today to arrange a viewing and explore the possibilities

Built in 2014

**Essential Information**

MLS® #	A2119735
Price	\$23
Bathrooms	0.00
Acres	0.00
Year Built	2014
Type	Commercial
Sub-Type	Mixed Use
Status	Active

**Community Information**

Address	29, 8106 Fraser Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H1W6

**Additional Information**

Date Listed	April 3rd, 2024
Days on Market	397
Zoning	PRA2

**Listing Details**

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.