

# \$1,100 - Upper, 8109 Fraser Avenue, Fort McMurray

MLS® #A2104945

**\$1,100**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Fort McMurray, Alberta

850 SF OF AFFORDABLE DEVELOPED UPPER FLOOR OFFICE SPACE FOR LEASE. Improvements include office area, washroom and staff/kitchenette. Centrally located in Downtown Fort McMurray, an ideal location for small businesses seeking office space. Situated in a prime area, it offers easy access to major transportation routes and easy access to Highway 63 and all downtown services. LEASE RATE INCLUDES OP COSTS. Utilities separate.

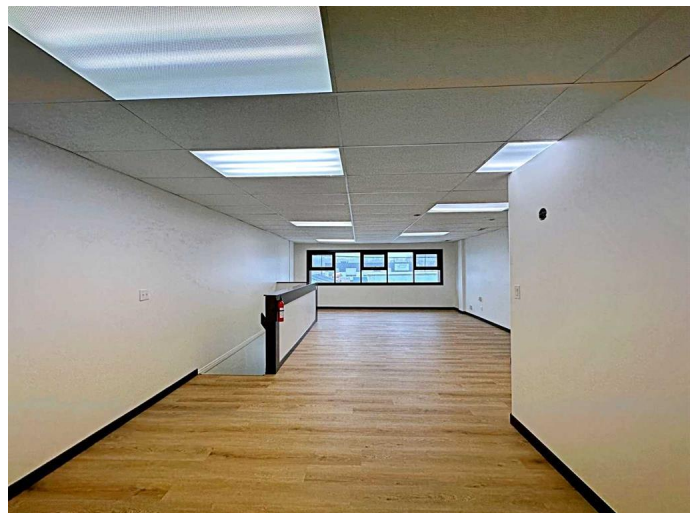
Built in 1979

## Essential Information

MLS® #	A2104945
Price	\$1,100
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	Upper, 8109 Fraser Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1W5



**Interior**

Heating                      Forced Air, Natural Gas

**Additional Information**

Date Listed                February 2nd, 2024  
Days on Market        445  
Zoning                      PRA2

**Listing Details**

Listing Office            COLDWELL BANKER UNITED

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.