

# \$18 - 206, 9401 Franklin Avenue, Fort McMurray

MLS® #A2184600

**\$18**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.05 Acres

Downtown, Fort McMurray, Alberta

2809 SF Turnkey & Newly Renovated Professional Office, featuring 6 offices, a large board room/office, and a kitchenette area. Two sets of common washrooms and elevator access. Fronting Franklin Avenue, Ready for Immediate Occupancy! Units 206 and 208 can be combined for a total of 5509 SF. Unlock your business's full potential with these inspiring and productive spaces designed for success. Located in Fort McMurray's most central business district, this two-storey professional building offers exceptional visibility fronting Franklin Avenue—a prime location for any business. Key Features: Flexible lease terms to suit your needs. Spaces available from 2,117 to 10,508 square feet. Exposure to over 26,880 vehicles a day. Current total available leasable area of 18,134 square feet. Zoned FRA1, ideal for a variety of uses including office, medical, professional services, or spa. Ample surface parking stalls are available. Your Future Business Hub: whether you're a startup or an established brand, this space provides everything you need to thrive. With high foot traffic and a location that caters to both professionals and residents, your business will be perfectly positioned for growth. Don't miss the opportunity to establish a strong presence in Fort McMurray. Contact us today to book a tour and explore the possibilities!

Built in 1977



## Essential Information

MLS® #	A2184600
Price	\$18
Bathrooms	0.00
Acres	1.05
Year Built	1977
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	206, 9401 Franklin Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3Z7

## Additional Information

Date Listed	January 3rd, 2025
Days on Market	112
Zoning	FRA1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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