

# \$22 - 8121 Fraser Avenue, Fort McMurray

MLS® #A2227429

**\$22**

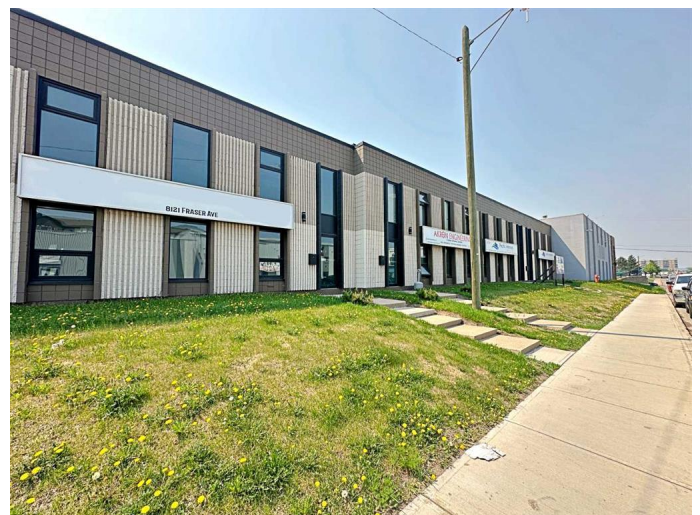
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Fort McMurray, Alberta

This  $\hat{\pm}$ 2,850 square foot warehouse with office space is ideally situated in the heart of Downtown Fort McMurray, offering excellent exposure, accessibility, and flexibility for a variety of users. The main floor features a professionally finished front reception and lobby area, two private offices, a kitchen/staff room, two washrooms, a storage area, and a utility room. The warehouse, measuring approximately 52' x 32', includes a grade-level overhead door with convenient rear lane access, making it suitable for a wide range of business operations. An added bonus is the upper mezzanine, offered rent-free, which includes a large boardroom, an additional office, and a washroom—ideal for meetings or supplementary workspace. This property also boasts walk-up access from Fraser Avenue, with parking available at the rear of the bay. Estimated Operating costs of \$5.54 PSF are affordable and include property taxes, landlord insurance, HVAC, professional management, capital and structural maintenance, lawn care, and snow removal. Utilities are metered separately for greater control over monthly expenses. Located in a prime downtown area, the property offers quick access to Highway 63 and all downtown services, making it a strategic and convenient location for any business.

Built in 1975

## Essential Information



MLS® #	A2227429
Price	\$22
Bathrooms	0.00
Acres	0.00
Year Built	1975
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	8121 Fraser Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1W5

### Interior

Heating	Overhead Heater(s), Forced Air, Natural Gas
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### Additional Information

Date Listed	June 4th, 2025
Days on Market	42
Zoning	PRA2

### Listing Details

Listing Office	COLDWELL BANKER UNITED
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