

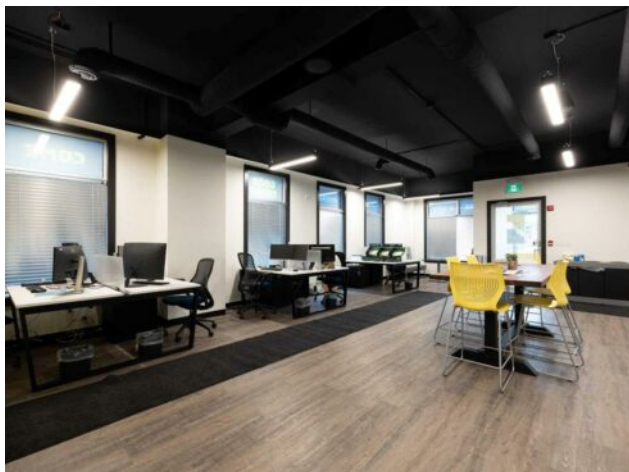


**GRASSROOTS**  
REALTY GROUP

587-777-7276  
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1, 8026 Franklin Avenue  
Fort McMurray, Alberta

MLS # A2265317



**\$799,900**

Division: Downtown

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,475 sq.ft.

Zoning: FRA1

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

A rare opportunity to own commercial space in The Warehouse. Updated professionally in 2020, these office spaces total 4475 sqft. This space includes 2 heated indoor parking stalls, and 10 reserved stalls. Located on Fort McMurray's main street, Franklin Avenue + across the road from Keyano College. Both units currently leased until 2028! For more information, call today!