



**8102 Manning Avenue  
Fort McMurray, Alberta**

**MLS # A2307348**

**\$1,400,000**



**Division:** Downtown

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,910 sq.ft.

**Zoning:** PRA2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.21 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** List of full inclusions available upon request

Opportunity Awaits at 8102 Manning Avenue! Discover an incredible investment and business prospect in the heart of Downtown. This well-maintained industrial commercial property features a spacious 4,168 sq ft building with mezzanine situated on a 9,170 sq ft lot, zoned PRA2 &mdash; ideal for a wide range of commercial and industrial uses. Inside, you'll find a welcoming front reception area that sets the tone for professionalism, along with four large garage door bays fully equipped with five hoists and all the mechanical systems needed to support ongoing business needs. Offered for sale with a well-established business of 19 years, this is a turnkey opportunity for an owner-operator or investor. A full inventory and chattels list are available upon request. With its prime Downtown location, strong visibility, and proven business history, this property offers exceptional potential to own a thriving operation and long-term value. Check out the photos and floor plans and call today to book your personal viewing.