



GRASSROOTS
REALTY GROUP

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8208 Manning Avenue
Fort McMurray, Alberta

MLS # A2341204



\$475,000

Division: Downtown

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,825 sq.ft.

Zoning: PRA2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Wood Frame

Parking: -

Water: -

Lot Size: 0.30 Acre

Sewer: -

Lot Feat: Cleared, Level, Near Public Transit, Paved

Inclusions: N/A

Unique opportunity to purchase a mixed-use commercial building in the heart of downtown Fort McMurray, featuring a 1,825 sq. ft. two-storey building with multiple offices, open work areas, kitchenette and bathroom. Building is situated on a 0.3-acre fenced site, with ample on-site parking. PRA2 zoning allows for a wide variety of uses, while the low site coverage provides excellent potential for future development or redevelopment. Note: The information herein is not warranted by the Lender/Receiver nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As Is and Where Is" basis. Co-listed with NAI Commercial Real Estate Inc.