



# 101 Fraser Avenue Fort McMurray Alberta

\$450,000

Prime Downtown Multi-Use Commercial Property Discover an exceptional opportunity with this versatile property, uniquely positioned in a high-traffic, high-visibility downtown location. Zoned for commercial use, this property currently features a residential house with both upstairs and basement suites, along with a double car detached garage. Ideal for entrepreneurial spirits, it offers a flexible setup that allows you to live on-site in the basement while operating your business on the main level, or alternatively, transform the property entirely to suit your vision. With existing tenants in place, this property generates cash flow from day one, making it a savvy investment while you plan for its future potential. Originally envisioned as part of a larger redevelopment project, individual lots are now available for entrepreneurs to create their own unique business spaces. The property's prominent corner location is perfect for a range of service-based businesses—whether a nail salon, barber shop, boutique retail, or other ventures looking to capitalize on the visibility and traffic flow. This is more than just a location; it's a foundation for building equity and growing your business footprint in a prime area.

**Highlights:**

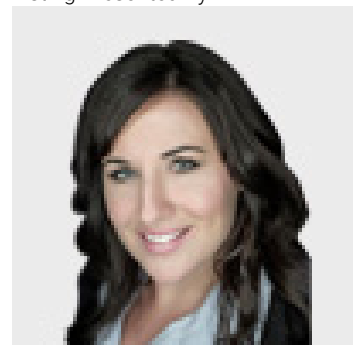
- oZoning: Commercial on a residential structure
- oLocation: High-traffic downtown corner with excellent visibility
- oCurrent Setup: Upstairs and basement suites, double detached garage
- oInvestment Potential: Immediate cash flow from existing tenants
- oIdeal For: Retail, salon, barber shop, service-based businesses
- oFuture Development: Opportunity to redevelop or remodel to enhance commercial use

Seize this chance to transition from renting to owning, enhance your business presence, and establish lasting assets in a premier downtown location. (id:6769)

Kitchen 11.83 Ft x 15.67 Ft	4pc Bathroom .00 Ft x .00 Ft
Recreational, Games room 12.75 Ft x 10.25 Ft	Bedroom 9.00 Ft x 8.92 Ft
Den 10.75 Ft x 5.83 Ft	Bedroom 9.00 Ft x 8.92 Ft
4pc Bathroom .00 Ft x .00 Ft	Dining room 9.17 Ft x 8.08 Ft
Bedroom 9.50 Ft x 9.50 Ft	Living room 16.08 Ft x 18.25 Ft
Laundry room 6.50 Ft x 6.17 Ft	Primary Bedroom 12.33 Ft x 9.92 Ft
Kitchen 9.17 Ft x 11.25 Ft	Bedroom 11.58 Ft x 11.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

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