

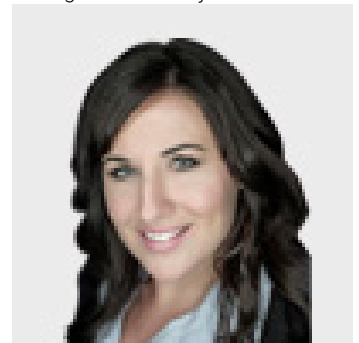


## 10300 Franklin Avenue Fort McMurray Alberta

\$28

Turnkey and Fixtured 1050 SF space is thoughtfully designed with a bar, dining room and kitchen, perfect for coffee/sandwich shop, breakfast, combined retail uses and more. Gross Lease includes all existing kitchen equipment and dining furnishings. Centrally located on high traffic and exposure main street Franklin Avenue in Downtown Fort McMurray, AB, attached to the Franklin Suite Hotel with a heated underground parking lot, well-equipped business centre, and boardroom, the ideal business hub. Close to the famous MacDonald Island Park, Canada's largest community recreational, and leisure centre surrounded by medium/high-density residential development and the commercial business district. This bustling hot spot is within walking distance to the River Front Redevelopment area that is now underway to connect the river system that touches the community with the majestic views of the surrounding natural environment and transforms with Clearwater River Front. OP COSTS INCLUDED IN THE BASE RENT. Contact us for more information on the flexible terms available in our unique offering. Ready for immediate occupancy. (id:6769)

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