

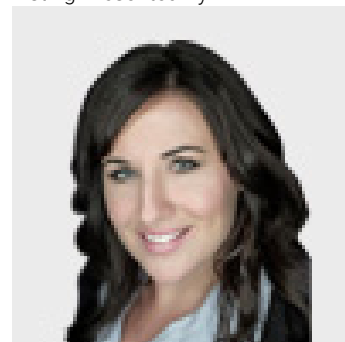


8109 Fraser Avenue Fort McMurray Alberta

\$20

Flexible and Affordable Warehouse Space for Lease. This 1560 sqft. space offers main floor with office, washroom, flexible open area and warehouse with overhead door. Can be leased on its own or in combination with an additional 850 SF of upper floor office with washroom. The opportunity offers a wide variety of uses including light industrial. Side lane access to the warehouse, Ample parking in front of the premises. Centrally located in Downtown Fort McMurray, an ideal location for small businesses looking to optimize their operations. Situated in a prime area, it offers easy access to major transportation routes and easy access to Highway 63 and all downtown services. Affordable Estimated Op costs - \$4.44 PSF includes Property Tax, Building Insurance, Lawn Care, Snow Removal, and Mechanical inspection/maintenance. Utilities are metered separately. (id:6769)

Listing Presented By:



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RE/MAX[®]

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