

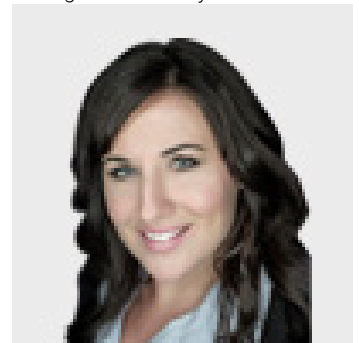


# 8111 Fraser Avenue Fort McMurray Alberta

\$25

Flexible and Affordable Warehouse Space for Lease. This 1560 sqft. space offers a professionally developed main floor with a vestibule, washroom, overhead door, and HRV unit and includes an additional RENT FREE 800 SF developed open Mezzanine with a 3 pc washroom. The opportunity offers a wide variety of uses including commercial retail, light industrial, fitness and more. Side lane access to the warehouse, excellent exposure and direct walk-up access from Fraser Avenue. 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 - \$4.15 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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