

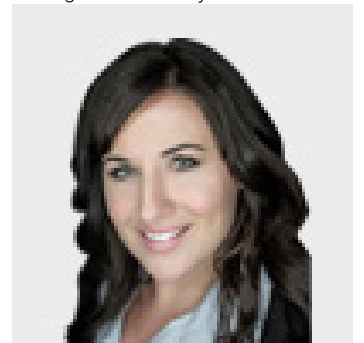


## 9401 Franklin Avenue Fort McMurray Alberta

\$18

2809 SF Turnkey & Newly renovated Professional office, featuring 6 offices, large board room/office, kitchenette area. Two sets of common washrooms and elevator access. Fronting Franklin Avenue, Ready for Immediate Occupancy! Unit 206 and 208 can be combined for a total of 5509 SF. Unlock your business's full potential with these inspiring and productive spaces designed for success. Located in Fort McMurray's most central business district, this two-storey professional building offers exceptional visibility fronting Franklin Avenue—a prime location for any business. Key Features: Flexible lease terms to suit your needs. Spaces available from 2,407 to 7,665 square feet. Exposure to over 26,880 vehicles a day. Total building size: 21,781 square feet of leasable area. Zoned FRA1, ideal for a variety of uses including office, medical, professional services, or spa. Ample surface parking stalls are available. Your Future Business Hub: whether you're a startup or an established brand, this space provides everything you need to thrive. With high foot traffic and a location that caters to both professionals and residents, your business will be perfectly positioned for growth. Don't miss the opportunity to establish a strong presence in Fort McMurray. Contact us today to book a tour and explore the possibilities! (id:6769)

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