

# \$23 - 29, 8106 Fraser Avenue, Fort McMurray

MLS® #A2119735

**\$23**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Fort McMurray, Alberta

Prime Downtown Retail Development  
Opportunity!

Location: Strategically positioned with easy access to Prairie Loop Blvd, this exceptional retail space offers unparalleled convenience and visibility.

Size: Encompassing 2315 sqft of thoughtfully developed space, Operating Cost \$8.66 per sqft. This property provides ample room for diverse business operations.

Features: The layout includes a well-appointed office, a modern bathroom, a welcoming front reception area, and two expansive open rooms, ideal for various business setups.

Previous Use: Previously utilized as a yoga/spin studio, the space boasts a flexible layout and versatile design.

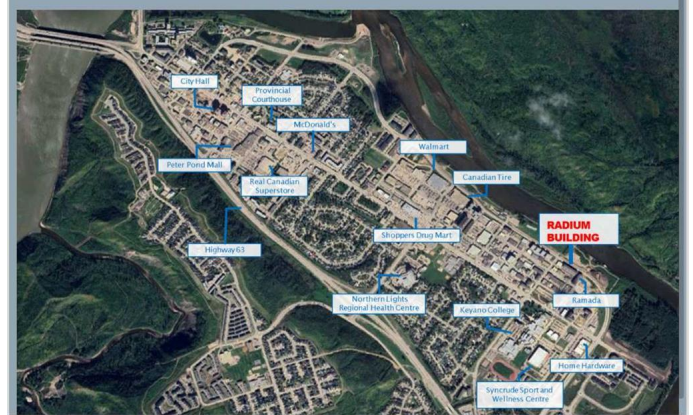
Potential Uses: With its adaptable layout and prime location, this development is suitable for a variety of businesses, including spas, medical facilities, offices, yoga/spin studios, retail outlets, professional services, and more.

Incentive: Take advantage of the landlord's enticing incentive package, adding significant value to this already outstanding opportunity.

This excellent downtown retail development presents a rare opportunity for businesses



The Location - Downtown Fort McMurray



seeking a prominent location in a bustling commercial hub. Don't miss out on this chance to secure your spot in this vibrant business community. Contact us today to arrange a viewing and explore the possibilities

Built in 2014

### Essential Information

MLS® #	A2119735
Price	\$23
Bathrooms	0.00
Acres	0.00
Year Built	2014
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	29, 8106 Fraser Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H1W6

### Additional Information

Date Listed	April 3rd, 2024
Days on Market	344
Zoning	PRA2

### Listing Details

Listing Office	RE/MAX Connect
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