

\$649,900 - 8208 Manning Avenue, Fort McMurray

MLS® #A2172764

\$649,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.30 Acres

Downtown, Fort McMurray, Alberta

This prime two-storey commercial property, located in the bustling heart of downtown Fort McMurray, offers a unique opportunity for savvy investors and entrepreneurs alike.

Featuring coveted PRA2 zoning, this space provides the flexibility to accommodate a wide range of business ventures—whether you're envisioning a new café, office space, service-based business, or something entirely different, the possibilities are truly endless. Set on a generous 12,869 sq ft lot, there's ample room for growth and customization. The 1,825 sq ft interior is thoughtfully laid out with several office spaces, open areas, and essential amenities including a full and half bath—making it ideal for a variety of uses. This property's versatility, combined with its unbeatable downtown location, makes it a strategic choice for anyone looking to establish a presence in a thriving commercial hub. Don't miss your chance to turn this prime location into your next successful venture!

Built in 2004

Essential Information

MLS® #	A2172764
Price	\$649,900
Bathrooms	0.00
Acres	0.30
Year Built	2004
Type	Commercial



Sub-Type	Mixed Use
Status	Active

Community Information

Address	8208 Manning Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1V9

Additional Information

Date Listed	October 11th, 2024
Days on Market	173
Zoning	PRA2

Listing Details

Listing Office	People 1st Realty
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