

# \$10 - 8030 Golosky Avenue, Fort McMurray

MLS® #A2231511

**\$10**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.85 Acres

Downtown, Fort McMurray, Alberta

For Lease â€“ 8030 Golosky Avenue, Fort  
McMurray, AB

An exceptional opportunity to lease Â±37,000 square feet of functional industrial space, ideally situated on a 1.9-acre site in Fort McMurrayâ€™s Lower Townsite. This two-building industrial facility offers prime exposure and convenient access to Highway 63, Franklin Avenue, Prairie Loop Boulevard, and public transportation, making it a strategic location for service-based businesses, fleet operations, and industrial users.

Building A features five new 12â€™<sup>TM</sup> x 14â€™<sup>TM</sup> grade-level overhead doors, including two drive-through bays, a drive-through wash bay, and an open-span warehouse measuring approximately 100â€™<sup>TM</sup> x 80â€™<sup>TM</sup> with concrete floors and floor drains. The office component includes a reception area, three private offices, a boardroom, washrooms, staff space, and storage on the main floor. The upper floor provides three additional offices, a second boardroom, and more space for storage or administrative use. This facility is equipped with a newer 120/208 volt, 3-phase, 400 amp electrical system, new HVAC with air conditioning in the office areas, overhead heaters and exhaust fans in the warehouses, and a new 100-gallon hot water tank in building A. A new roof is currently being installed.

Building B offers eight new 14â€™<sup>TM</sup> x 20â€™<sup>TM</sup> grade-level overhead doors, including four drive-through bays, and a warehouse



measuring approximately 100â€™ x 160â€™. It features an 8-foot wide concrete apron with a compacted gravel floor and newer overhead heating units.

The site provides ample parking and a generous marshalling area at the rear, offering excellent functionality for larger vehicle movements. Zoned PRA2, this property is designed to support a wide range of industrial uses. Tenants are responsible for all operating costs (Additional Rent), recoverable expenses, and property taxes.

This is a rare opportunity to secure a well-equipped industrial facility in a high-demand corridor with excellent access, visibility, and supporting infrastructure.

Built in 1975

**Essential Information**

|            |            |
|------------|------------|
| MLS® #     | A2231511   |
| Price      | \$10       |
| Bathrooms  | 0.00       |
| Acres      | 0.85       |
| Year Built | 1975       |
| Type       | Commercial |
| Sub-Type   | Warehouse  |
| Status     | Active     |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 8030 Golosky Avenue |
| Subdivision | Downtown            |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9H 1V5             |

**Interior**

|         |                                                          |
|---------|----------------------------------------------------------|
| Heating | Forced Air, Natural Gas, See Remarks, Overhead Heater(s) |
|---------|----------------------------------------------------------|

**Exterior**

|                 |                                                               |
|-----------------|---------------------------------------------------------------|
| Lot Description | Level, See Remarks, Near Shopping Center, Near Public Transit |
|-----------------|---------------------------------------------------------------|

**Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | June 16th, 2025 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 62 |
|----------------|----|

|        |      |
|--------|------|
| Zoning | PRA2 |
|--------|------|

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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