

# \$28 - 101, 9906a Franklin Avenue, Fort McMurray

MLS® #A2254775

**\$28**

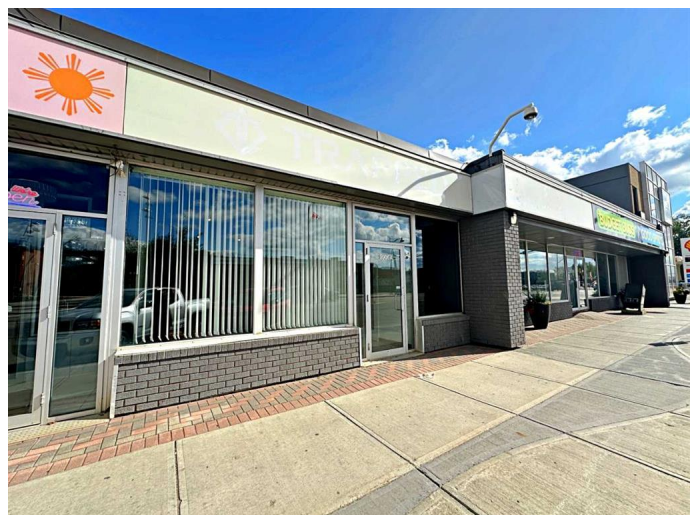
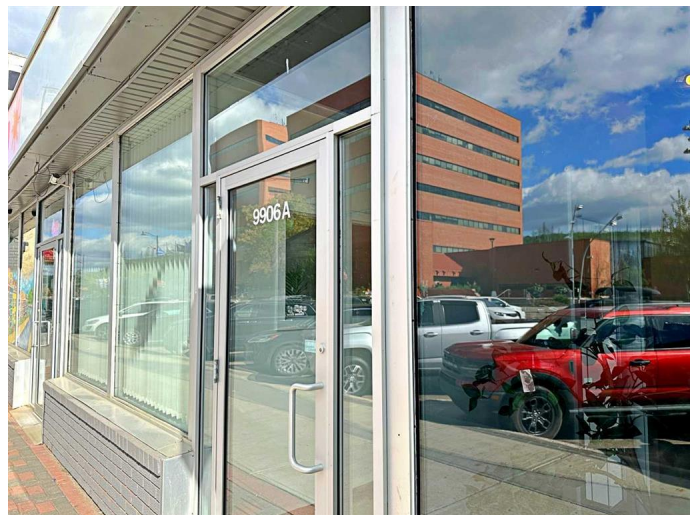
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.15 Acres

Downtown, Fort McMurray, Alberta

2,300 SF Retail / Professional Office – Prime Franklin Avenue, Downtown Fort McMurray  
This high-visibility, ground-level space is prominently positioned on Franklin Avenue in the heart of Fort McMurray’s business district. Offering exceptional exposure and accessibility, the premises can be easily demised or reimagined to suit your vision—perfect for health & wellness/medical, personal services, specialty retail, fitness, or professional and community uses. Enjoy a central, walkable location directly across from the RMWB and Provincial Building, with close proximity to numerous retail centres, Peter Pond Mall, hotels, and close to the new Kiyam Community Park, developing Arts Centre and the famous MacDonald Island Park. The area attracts a steady mix of residents, students, and daily traffic, ensuring strong visibility for your business. The space is professionally developed with a welcoming reception, multiple offices, storage, and washrooms, all designed to provide a functional and professional setting. Ample on-site parking adds further convenience for staff and visitors. Operating costs are approximately \$4.00 psf, with utilities metered separately—giving you flexibility to maximize efficiency while tailoring the space to your needs.

Built in 1980

## Essential Information



|            |            |
|------------|------------|
| MLS® #     | A2254775   |
| Price      | \$28       |
| Bathrooms  | 0.00       |
| Acres      | 0.15       |
| Year Built | 1980       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 101, 9906a Franklin Avenue |
| Subdivision | Downtown                   |
| City        | Fort McMurray              |
| County      | Wood Buffalo               |
| Province    | Alberta                    |
| Postal Code | T9H 2K5                    |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 14                  |
| Zoning         | CBD1                |

### Listing Details

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

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