

# \$1,100 - Upper, 8109 Fraser Avenue, Fort McMurray

MLS® #A2104945

**\$1,100**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Fort McMurray, Alberta

850 SF OF AFFORDABLE DEVELOPED UPPER FLOOR OFFICE SPACE FOR LEASE. Improvements include office area, washroom and staff/kitchenette. Centrally located in Downtown Fort McMurray, an ideal location for small businesses seeking office space. Situated in a prime area, it offers easy access to major transportation routes and easy access to Highway 63 and all downtown services. LEASE RATE INCLUDES OP COSTS. Utilities separate.

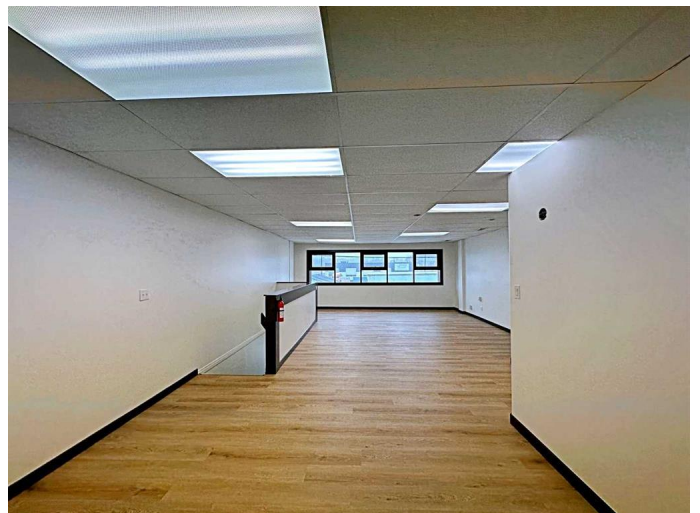
Built in 1979

## Essential Information

MLS® #	A2104945
Price	\$1,100
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	Upper, 8109 Fraser Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1W5



**Interior**

Heating                      Forced Air, Natural Gas

**Additional Information**

Date Listed                February 2nd, 2024  
Days on Market        570  
Zoning                      PRA2

**Listing Details**

Listing Office              COLDWELL BANKER UNITED

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