\$4,900,000 - 8538 Franklin Avenue, Fort McMurray

MLS® #A2147396

\$4,900,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Downtown, Fort McMurray, Alberta

HOTEL OPPORTUNITY DOWNTOWN FORT MCMURRAY ALBERTA! This concrete constructed Hotel consists of 55 guest rooms. 25 Rooms with 1 Queen beds, 15 Rooms with 2 double beds, 8 King suites with kitchenette, 5 Room King Suites Rooms, 1 two bedroom suite with king beds and kitchenette. Amenities consists of Guest Laundry, Guest BBQ Area, Breakfast Room (small prep kitchen â€" they serve hot breakfast). Guest rooms at minimum are all equipped with TV, Fridge, Microwave, Keurig machine. Additionally there is a 2 bedroom/2 bathroom managers suite that is connected to a large storage room. The guest rooms have heat and A/C via PTAC units. The public areas and hallways are temperature controlled via Make Up Air Unit (MUA). The Lobby, Breakfast Room, and 1st floor Guest Rooms received a renovation in 2022 which consists of all of the hotels basement mechanicals. The hotel is located on 15Km from the Fort McMurray International airport, and in walking distance to Walmart, Grocery Stores and more. Call now for additional information.

Built in 1974

Essential Information

MLS® # A2147396 Price \$4,900,000

Bathrooms 0.00







Acres 0.00 Year Built 1974

Type Commercial Sub-Type Hotel/Motel

Status Active

Community Information

Address 8538 Franklin Avenue

Subdivision Downtown

City Fort McMurray

County Wood Buffalo

Province Alberta
Postal Code T9H 2J3

Additional Information

Date Listed July 5th, 2024

Days on Market 473

Zoning FRA1

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.