

\$1,225,000 - 10102, 10104, 10106 Manning Avenue, Fort McMurray

MLS® #A2248413

\$1,225,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.55 Acres

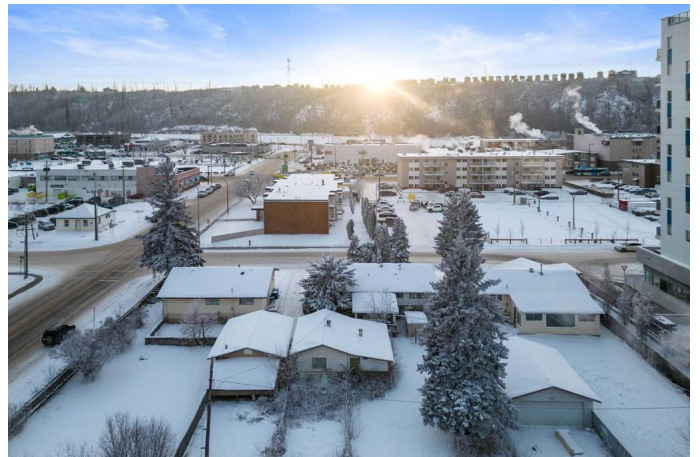
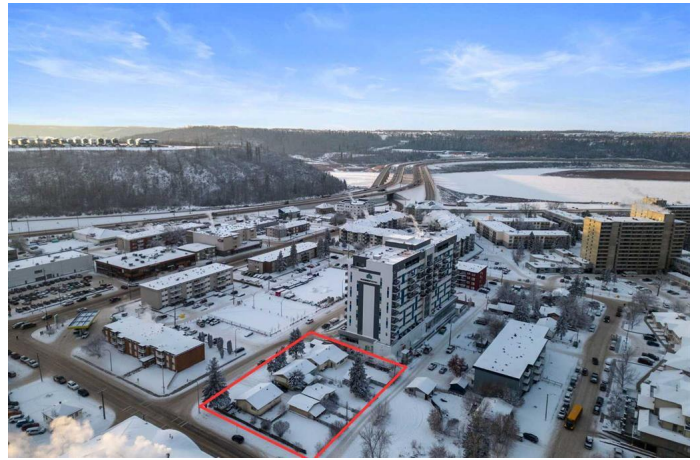
Downtown, Fort McMurray, Alberta

CAR WASH APPROVAL IN PLACE!! PLANS AVAILABLE! RIME RE-DEVELOPMENT OPPORTUNITY!! OR PURCHASE 3 RESIDENTIAL PROPERTIES! DOWNTOWN! CORNER LOCATION! 10102, 10104 and 10106 Manning Avenue purchased as a package will allow for endless possibilities. The zoning CBD1 (Central Business District) and the high density adds to the possibilities. Over 170 feet in frontage and 137 feet in depth. (.55 ACRES) NOTE: For example of a possibility- There is already approval from the RMWB for development as a Car wash, a traffic study has also been completed. This site is next door to a new hotel complex, close to the new Ring Road and within walking distance to all amenities in the Downtown core. Not to mention so close to the Snye and Clearwater Rivers and the infamous MacDonald Island Park Complex.

Built in 1971

Essential Information

MLS® #	A2248413
Price	\$1,225,000
Bathrooms	0.00
Acres	0.55
Year Built	1971
Type	Commercial



Sub-Type	Mixed Use
Status	Active

Community Information

Address	10102, 10104, 10106 Manning Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2C3

Additional Information

Date Listed	August 13th, 2025
Days on Market	73
Zoning	CBD1

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.