\$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 69

Zoning CBD1

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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