

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

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MLS® #A2248413

**\$1,225,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.55 Acres

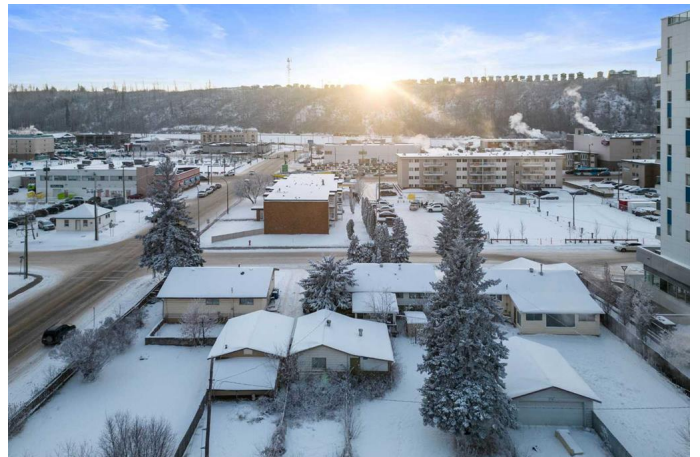
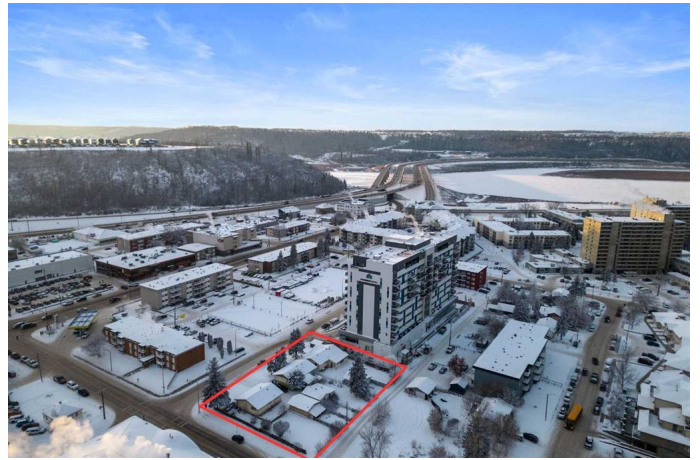
Downtown, Fort McMurray, Alberta

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	1
Zoning	CBD1

**Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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