

\$18 - 8104 Fraser Avenue, Fort McMurray

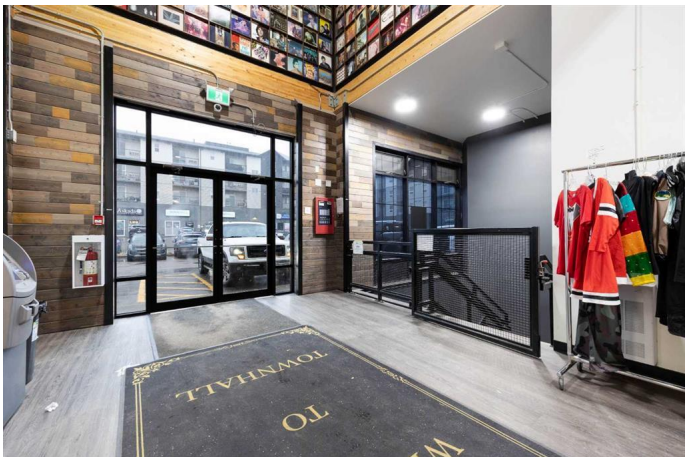
MLS® #A2270345

\$18

0 Bedroom, 0.00 Bathroom,
Commercial on 0.43 Acres

Downtown, Fort McMurray, Alberta

Discover approximately 5,600 sq. ft. of premium lower-level commercial space located inside the well-known Townhall Building on Fraser Avenue – one of Fort McMurray’s most recognizable locations. This quality space offers exceptional flexibility for a variety of uses, including fitness studios, professional offices, recreational facilities, retail, or specialty services. The layout allows for both shared and private access points, giving tenants the option to operate independently or in coordination with other successful businesses within the building. The space offers separate men’s and women’s washrooms and well-maintained common areas that provide a professional and welcoming atmosphere. Join a thriving tenant mix in an established location surrounded by many long standing businesses with strong vehicle traffic and ample parking. Lease rate includes op costs, common area cleaning, Tenants restroom cleaning services, and water. Electrical and Gas utilities are metered separate



Built in 2014

Essential Information

MLS® #	A2270345
Price	\$18
Bathrooms	0.00
Acres	0.43

Year Built	2014
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	8104 Fraser Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0G1

Additional Information

Date Listed	November 10th, 2025
Days on Market	1
Zoning	PRA2

Listing Details

Listing Office	COLDWELL BANKER UNITED
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