

\$2,000,000 - 9911 Macdonald Avenue, Fort McMurray

MLS® #A2270358

\$2,000,000

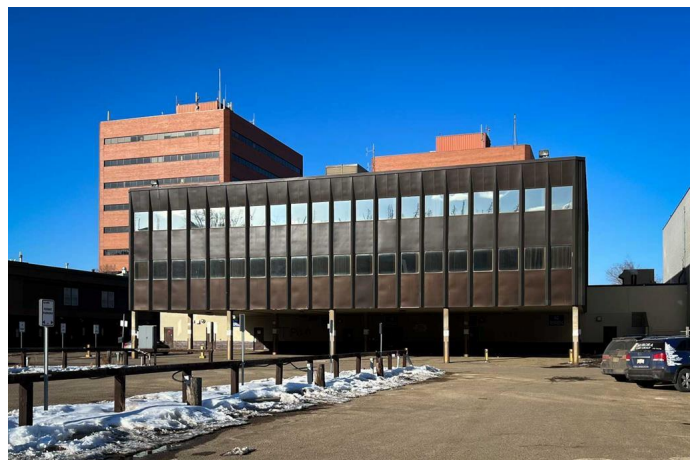
0 Bedroom, 0.00 Bathroom,
Commercial on 0.45 Acres

Downtown, Fort McMurray, Alberta

The Borealis Building presents an outstanding opportunity for both investors and tenants seeking a high-profile presence in the heart of downtown Fort McMurray. This fully developed professional building features three floors of office space plus a basement, providing flexible layouts ideal for medical, professional office, retail, or food and beverage uses. Designed for functionality and comfort, the property offers elevators, barrier-free access, abundant natural light, and an excellent parking ratio of two stalls per 1,000 square feet.

For investors, the Borealis Building offers a turnkey commercial asset in a visible, stable downtown location surrounded by government, retail, and institutional anchors. For tenants, it provides move-in-ready space with flexible build-to-suit options and tenant improvement allowances available, terms dependent, ensuring each business can tailor the space to its specific operational needs.

Strategically located across from the Regional Municipality of Wood Buffalo (RMWB) and Provincial Building, the property enjoys direct access to Highway 63 and Franklin Avenue, offering exceptional exposure and convenience. The location is within walking distance to Peter Pond Mall, dining, and essential services, and just minutes from MacDonald Island Park, Fort McMurray's premier event and recreation destination. Its proximity to the Northern Lights Regional Health Centre further enhances its appeal for



medical and wellness-oriented users. Whether you are looking to expand your business footprint, secure a prime downtown address, or invest in a high-quality commercial property with long-term potential, the Borealis Building represents a rare and compelling opportunity in one of Fort McMurray’s most active and accessible commercial corridors.

Built in 1979

Essential Information

MLS® #	A2270358
Price	\$2,000,000
Bathrooms	0.00
Acres	0.45
Year Built	1979
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	9911 Macdonald Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1S7

Exterior

Lot Description	Near Shopping Center, Near Public Transit
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Additional Information

Date Listed	November 11th, 2025
Zoning	CBD1

Listing Details

Listing Office	COLDWELL BANKER UNITED
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